DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 20-122493-WG

Project Name/Address: 101 Meydenbauer at 101 101st Ave SE

Planner: Reilly Pittman
425-452-4350
rpittman@bellevuewa.gov

Minimum Comment Period:

Materials included in this Notice:

- ☑ Blue Bulletin
- ☑ Checklist
- ☑ Vicinity Map
- ☑ Plans
- ☑ Other: Wetland Report

OTHERS TO RECEIVE THIS DOCUMENT:

- ☑ State Department of Fish and Wildlife
- ☑ State Department of Ecology, Shoreline Planner N.W. Region
- ☑ Army Corps of Engineers
- ☑ Attorney General
- ☑ Muckleshoot Indian Tribe

SEPA Checklist reviewed by Reilly Pittman on 5/26/21

Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “Not Applicable” or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable 101 Meydenbauer Bulkhead
2. Name of applicant Amanda McIntosh
3. Contact person Amanda McIntosh Phone 206-334-5096
4. Contact person address 205 NE Northlake Way Suite 230 Seattle, WA 98105
5. Date this checklist was prepared 11/20/2020
6. Agency requesting the checklist City of Bellevue

7. Proposed timing or schedule (including phasing, if applicable)

As work windows allow

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

Topography survey, geotechnical report, planting plan

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

11. List any government approvals or permits that will be needed for your proposal, if known.

WDFW HPA, Army Corps permit, City of Bellevue shoreline permit, City of Bellevue building permit.

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project consists of converting the existing water's edge into a soft shore and armoring.

Conformance with stabilization requirements in LUC 20.25E.080.F is required.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

101 101st Ave SE, Bellevue, WA 98004

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat
   - ☑ Rolling
   - ☐ Hilly
   - ☐ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____
2. What is the steepest slope on the site (approximate percent slope)? +/- 5%

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Grassy soils to shoreline area

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

Crushed rock backfill and filter fabric will be used behind the sheet pile bulkhead.

Subject to conformance with LUC 20.25E.080.F for stabilization measures

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

No

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? None

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

None

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Diesel exhaust from barge based crane during construction use only.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Use of crane only when needed during construction.

Water

1. Surface Water
   a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lake Washington

   b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, please see attached plans.

   c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

None

Category III shoreline fringe wetland along the shoreline frontage.

   d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

None

   e. Does the proposal lie within a 100-year floodplain? No
   If so, note the location on the site plan.

f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

3. Water Runoff (including stormwater)
   a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None

   b. Could waste materials enter ground or surface waters? If so, generally describe.

No

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

   Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

None

Plants

1. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other _____
- ☑ evergreen tree: fir, cedar, pine, other _____
- ☑ shrubs
- ☑ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☑ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- ☑ water plants: water lily eelgrass, milfoil, other _____
- ☐ other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed at this time. We proposed a planting plan to meet RAP/NOAA requirements that will include two trees and three shrubs at a minimum.

3. List any threatened and endangered species known to be on or near the site.

Chinook and Coho salmon, bull trout, steelhead.

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

Planting plan is being decided upon but will include two trees and three shrubs at a minimum.

All work proposed within 110-foot wetland buffer and disturbance will require restoration and any permanent impact will require mitigation per LUC 20.25H.

5. List all noxious weeds and invasive species known to be on or near the site.

None known

Submitted plans note purple loosestrife and other invasive vegetation along shoreline.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

   Birds: ☑hawk, ☑heron, ☐eagle, ☑songbirds, ☐other _____

   Mammals: ☐deer, ☐bear, ☐elk, ☑beaver, ☐other _____

   Fish: ☐bass, ☑salmon, ☑trout, ☐herring, ☐shellfish, ☑other turtles

2. List any threatened and endangered species known to be on or near the site.

   Chinook and Coho salmon, bull trout, steelhead.

3. Is the site part of a migration route? If so, explain.

   No

4. Proposed measures to preserve or enhance wildlife, if any.

   Work will only be done within required work window.

5. List any invasive animal species known to be on or near the site.

None known

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

N/A

Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

None

   a. Describe any known or possible contamination at the site from present or past uses.

None

   b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

   c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

d. Describe special emergency services that might be required.

None anticipated

e. Proposed measures to reduce or control environmental health hazards, if any.

None

2. Noise

a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term construction noise during permitted work hours only. No long-term noise.

c. Proposed measures to reduce or control noise impacts, if any.

N/A. Limited hours of construction activity will adequately control noise impacts to be consistent with Bellevue City Code.

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use is residential and this proposal will not affect its use or its adjacent properties' use.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No

   a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No

3. Describe any structures on the site.

The multi-family residential condo buildings

4. Will any structures be demolished? If so, what?

No

5. What is the current zoning classification of the site? R8

6. What is the current comprehensive plan designation of the site? Unknown

7. If applicable, what is the current shoreline master program designation of the site?

Lake Washington Shoreline Residential, SR

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, shoreline area. A category III lake-fringe wetland with a 110-foot buffer and 15-foot structure setback has been located along the shoreline of this property.

9. Approximately how many people would reside or work in the completed project? 0

10. Approximately how many people would the completed project displace? 0

11. Proposed measures to avoid or reduce displacement impacts, if any.

N/A

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

N/A

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

N/A

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

3. Proposed measures to reduce or control housing impacts, if any.

None

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A, there will not be any buildings proposed

2. What views in the immediate vicinity would be altered or obstructed?

None

3. Proposed measures to reduce or control aesthetic impacts, if any

N/A

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

2. Could light or glare from the finished project be a safety hazard or interfere with views?

No

3. What existing off-site sources of light or glare may affect your proposal?

None

4. Proposed measures to reduce or control light and glare impacts, if any.

None

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Water access, boating, swimming.

2. Would the proposed project displace any existing recreational uses? If so, describe.

No

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is on 101st street, a residential street.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A

8. Proposed measures to reduce or control transportation impacts, if any.

N/A

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A

2. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

Utilities

1. Check the utilities currently available at the site:
   - ☑ Electricity
   - ☑ natural gas
   - ☑ water
   - ☑ refuse service
   - ☑ telephone
   - ☑ sanitary sewer
   - ☑ septic system
   - ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

None

Signature

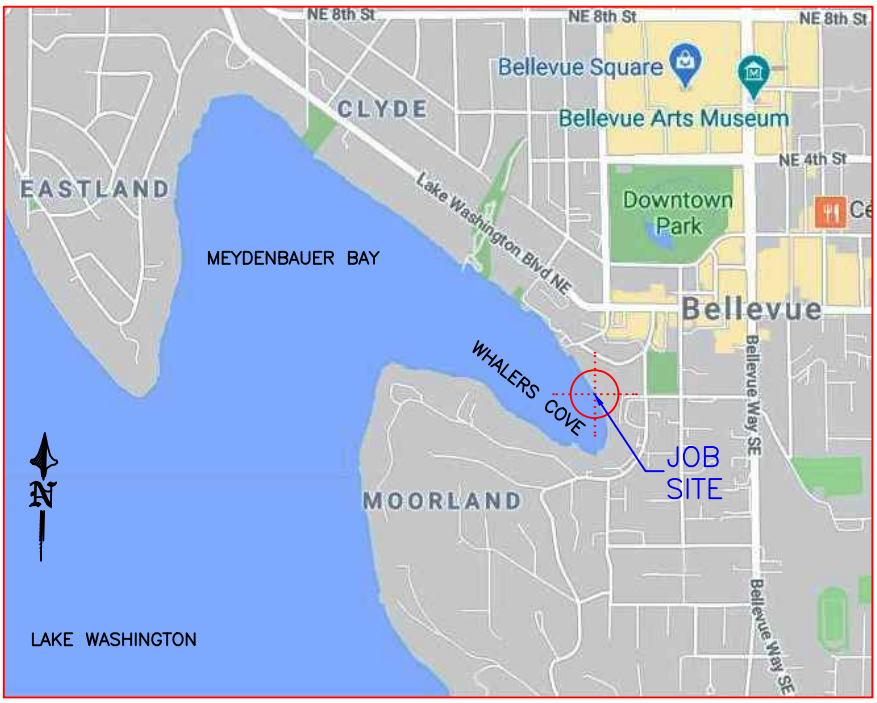
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature Amanda McIntosh

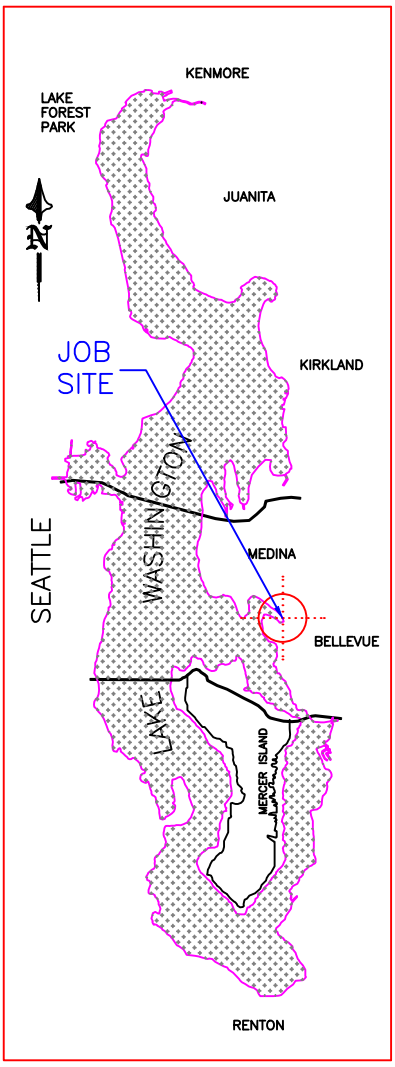
Name of signee Amanda McIntosh

Position and Agency/Organization Permit Coordinator, Waterfront Construction Inc

Date Submitted 11/20/2020



VICINITY MAP/NO SCALE



AREA MAP/NO SCALE

LEGAL DESCRIPTION

SECTION: SW-32-25-05 LAT: 47.607350 (47° 36' 26.46" N)
TAXLOT #: 639000-0000 LONG: -122.206570 (122° 12' 23.652" W)

PLat Block: BG A
Plat Lot: APT A-101

REVISED
04/28/2021

APPLICANT-DRIVEN
REDUCTION IN SCOPE OF
WORK

PROJECT DESIGNED BY:
Waterfront Construction Inc.

ADJACENT OWNERS:
① MEYDENBAUER YACHT CLUB
9927 MEYDENBAUER WAY SE
BELLEVUE, WA 98004
② BAYSHORE EAST CONDOMINIUM
331 101ST AVE. SE
BELLEVUE, WA 98004

APPLICATION#:

PROPOSED: SHORELINE RESTORATION & PATH STABILIZATION

PURPOSE: RESTORE SHORELINE INTEGRITY

DATUM: C.O.E. MLLW=0.0'

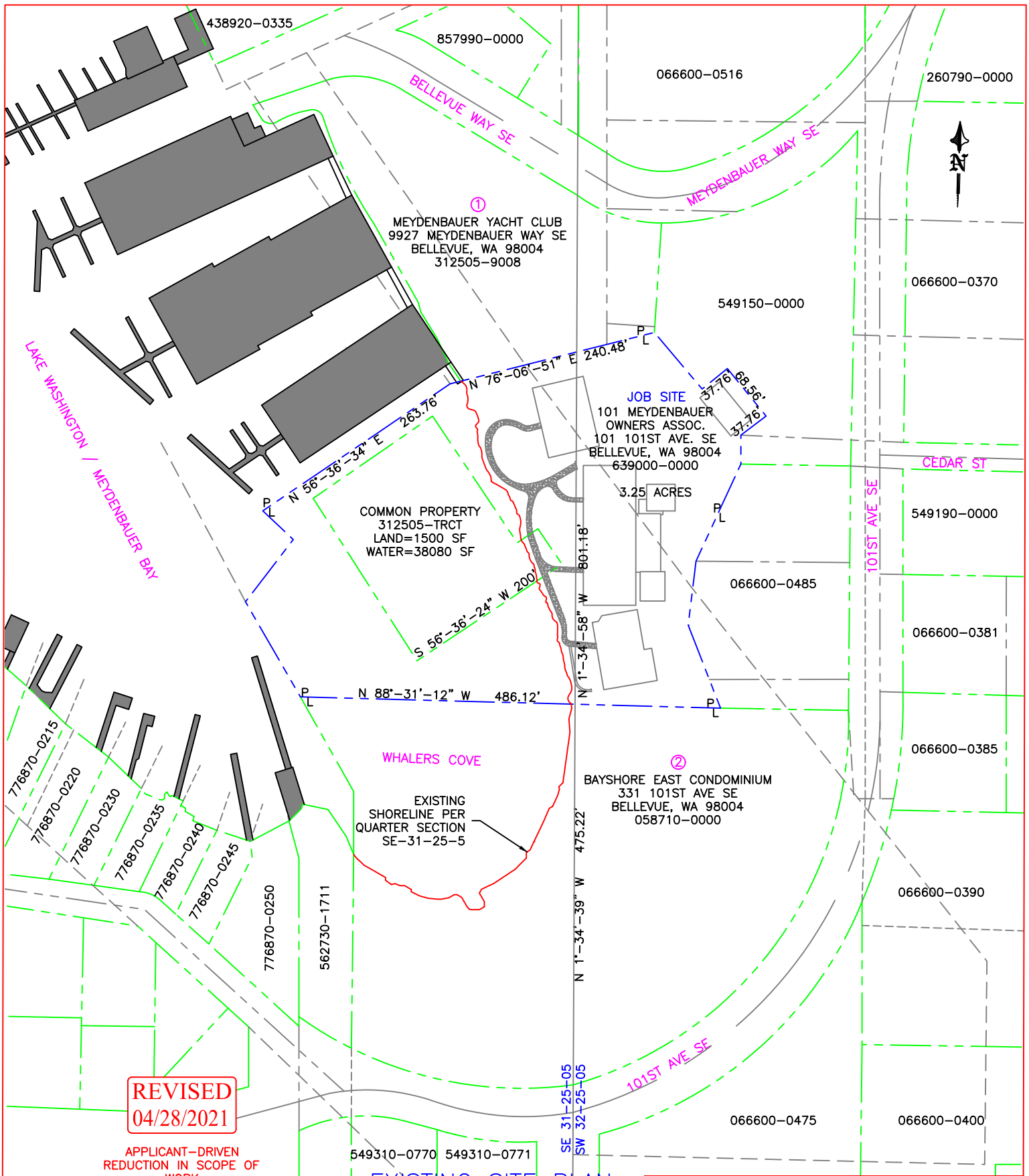
DWG#: 20-32015-A4-1

APPLICANT: 101 MEYDENBAUER OWNERS ASSOC.

SITE ADD. 101 101ST AVE. SE
BELLEVUE, WA 98004

MAIL ADD. c/o CWD GROUP, INC.
2800 THORNDYKE AVE. W
SEATTLE, WA 98199

PAGE: 1 OF: 9 DATE: 8-28-2020



REVISED
04/28/2021

APPLICANT-DRIVEN
REDUCTION IN SCOPE OF
WORK

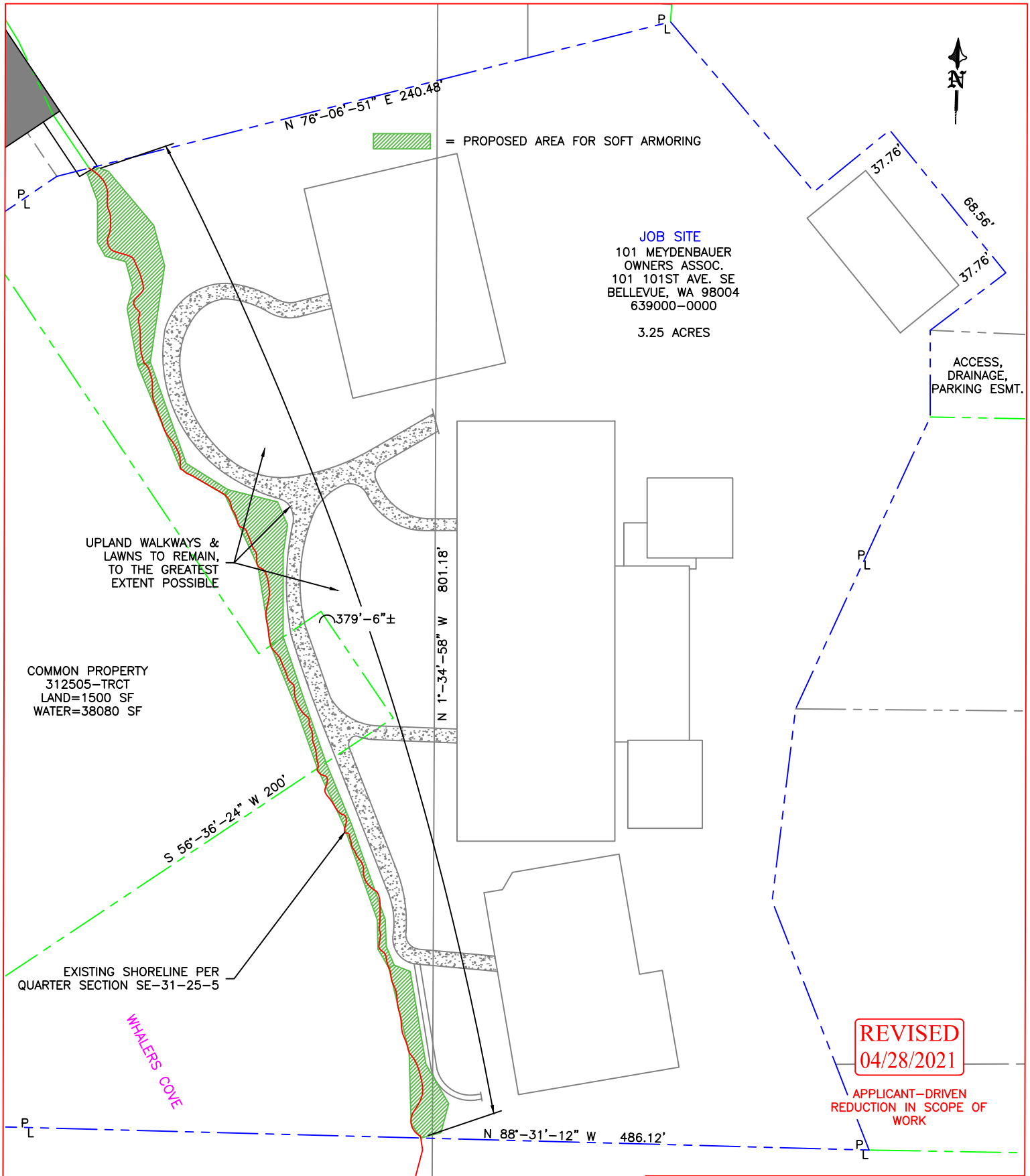
EXISTING SITE PLAN

150' 75' 30' 0' 150'

SCALE: 1"=150'

PROJECT DESIGNED BY:
Waterfront Construction Inc.

REFERENCE #:	
APPLICANT: 101 MEYDENBAUER OWNERS ASSOC.	
PROPOSED: SHORELINE RESTORATION & PATH STABILIZATION	
SHEET: 2 OF: 9	NEAR/AT: BELLEVUE
DATE: 8-28-2020	DWG#: 20-32015-A4-2



REVISED
04/28/2021
APPLICANT-DRIVEN
REDUCTION IN SCOPE OF
WORK

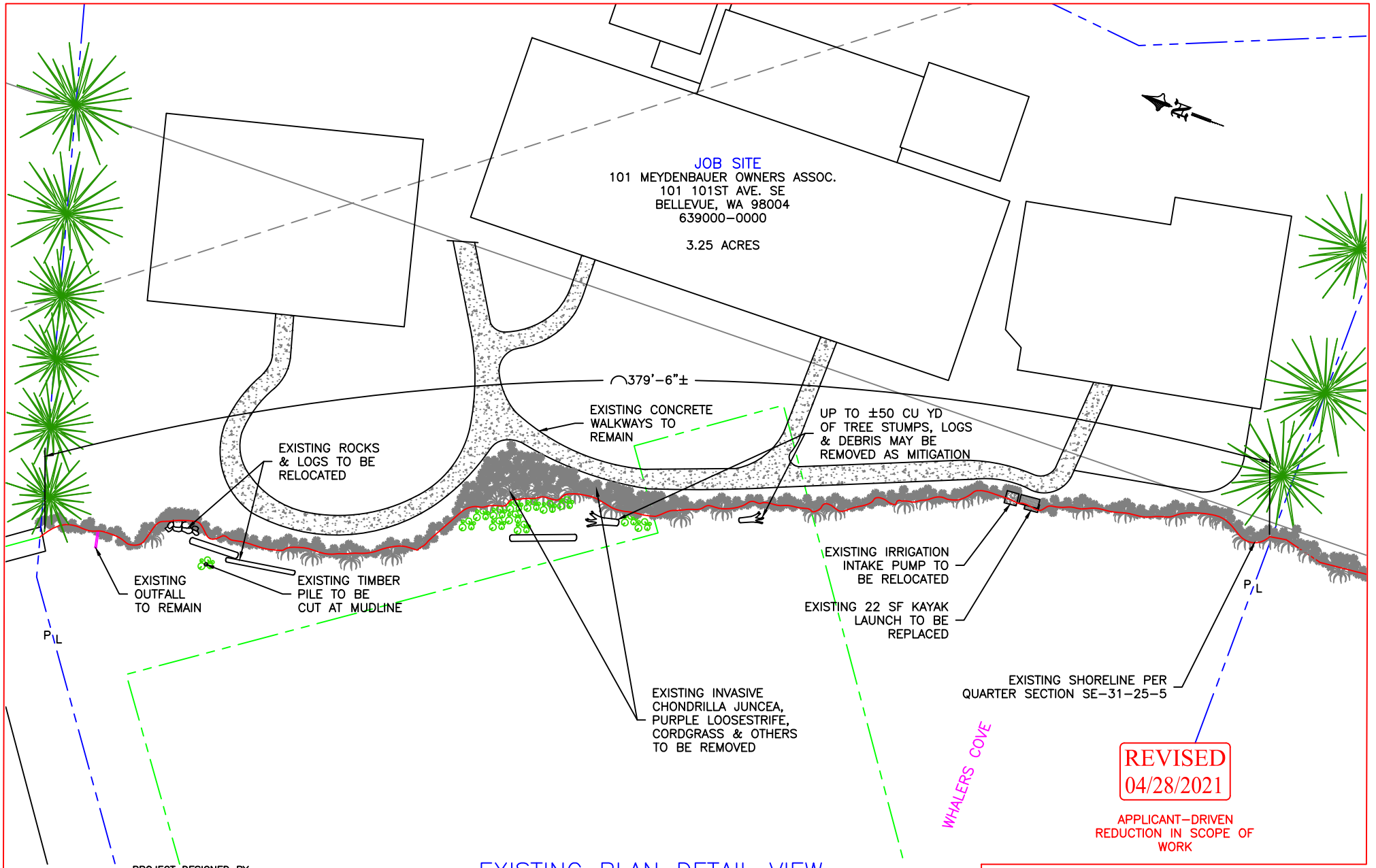
PROPOSED SITE PLAN

50' 25' 0' 50'

SCALE: 1"=50'

PROJECT DESIGNED BY:
Waterfront Construction Inc.

REFERENCE #:	
APPLICANT: 101 MEYDENBAUER OWNERS ASSOC.	
PROPOSED: SHORELINE RESTORATION & PATH STABILIZATION	
SHEET: 3 OF: 9	NEAR/AT: BELLEVUE
DATE: 8-28-2020	DWG#: 20-32015-A4-3



REVISED
04/28/2021

APPLICANT-DRIVEN REDUCTION IN SCOPE OF WORK

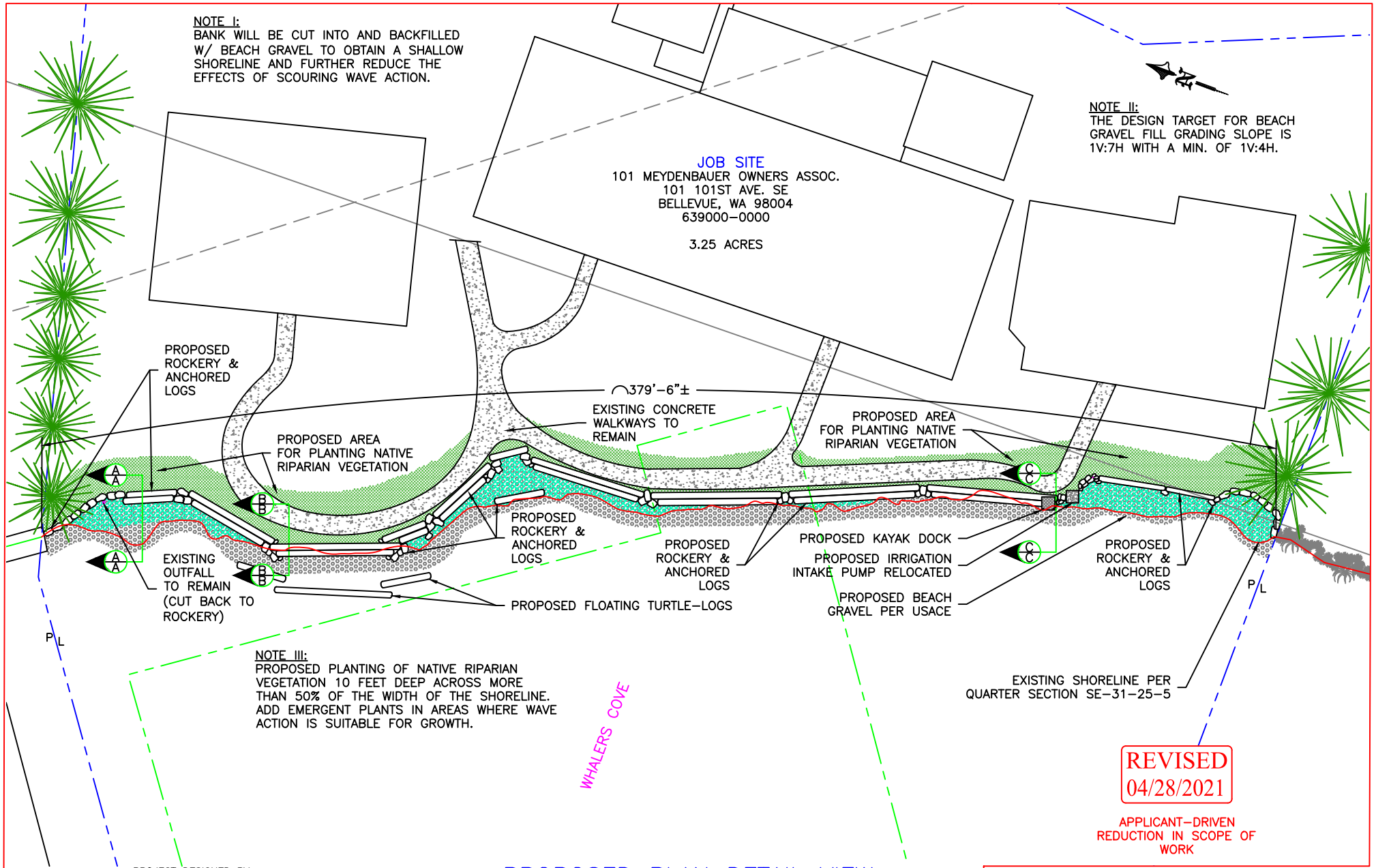
EXISTING PLAN DETAIL VIEW

40' 30' 20' 10' 0' 40'

SCALE: 1"=40'

PROJECT DESIGNED BY:
Waterfront Construction Inc.

REFERENCE #:	
APPLICANT: 101 MEYDENBAUER OWNERS ASSOC.	
PROPOSED: SHORELINE RESTORATION & PATH STABILIZATION	
SHEET: 4 OF: 9	NEAR/AT: BELLEVUE
DATE: 8-28-2020	DWG#: 20-32015-A4-4



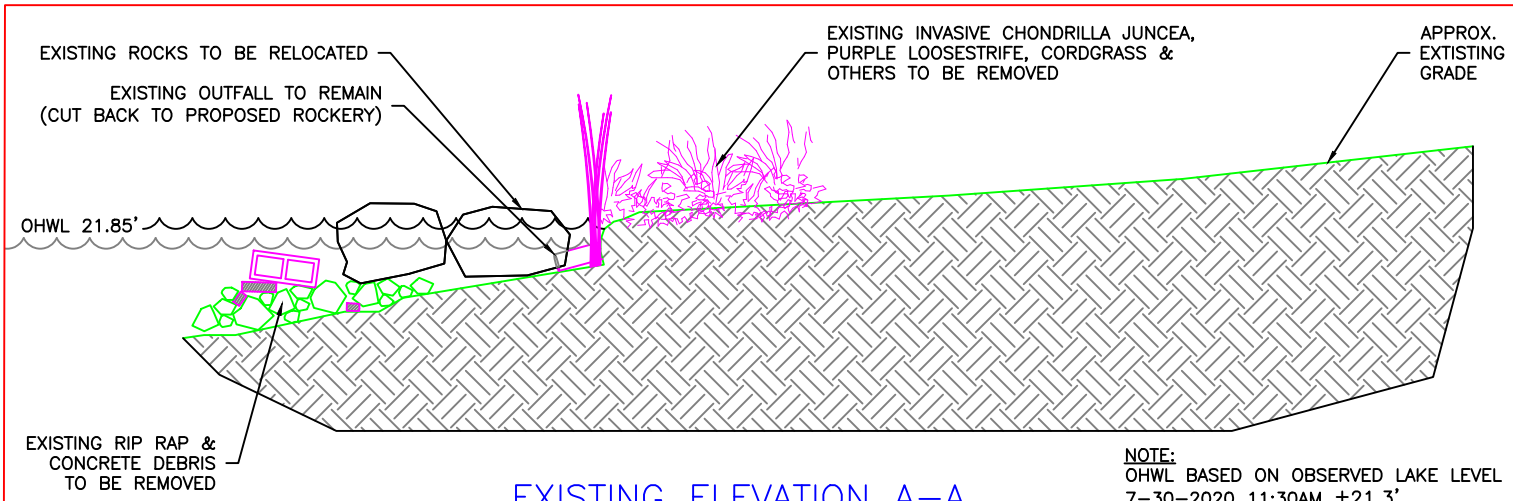
PROJECT DESIGNED BY:
Waterfront Construction Inc.

PROPOSED PLAN DETAIL VIEW

40' 30' 20' 10' 0' 40'

SCALE: 1"=40'

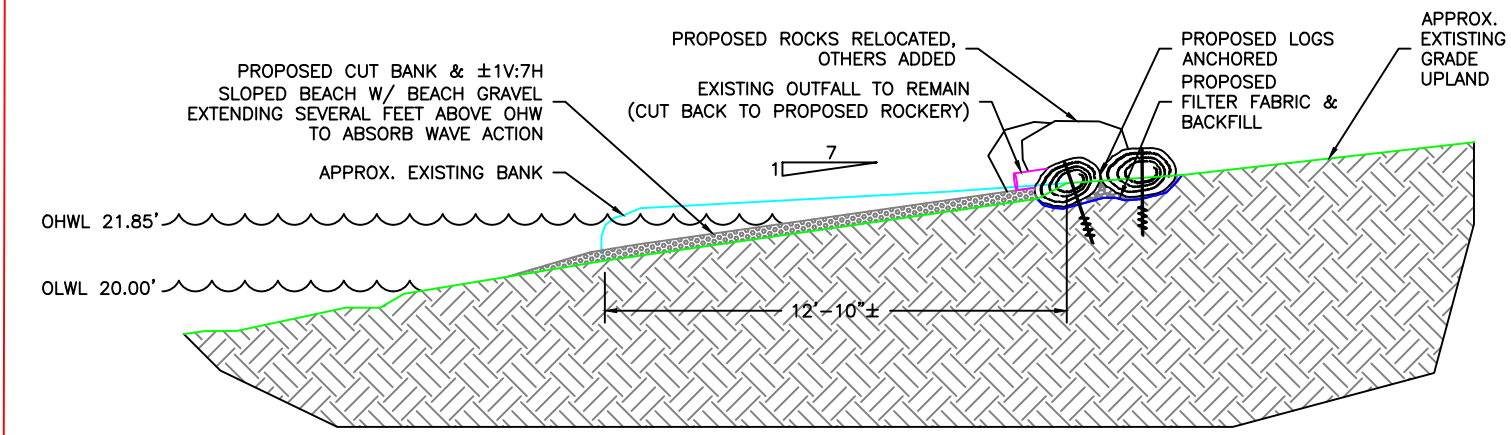
REFERENCE #:	
APPLICANT: 101 MEYDENBAUER OWNERS ASSOC.	
PROPOSED: SHORELINE RESTORATION & PATH STABILIZATION	
SHEET: 5 OF: 9	NEAR/AT: BELLEVUE
DATE: 8-28-2020	DWG#: 20-32015-A4-5



EXISTING ELEVATION A–A

SCALE: 3/16"=1'

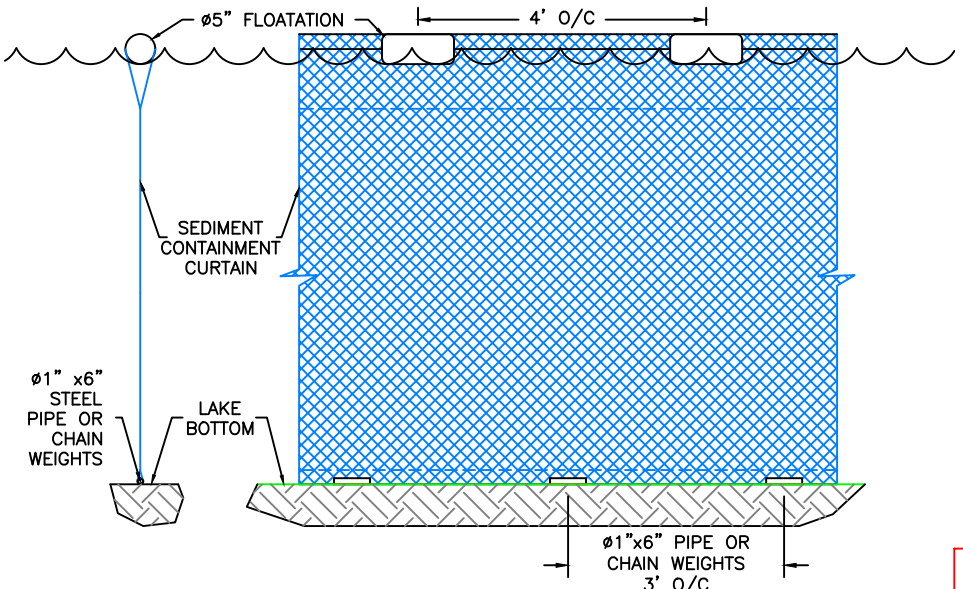
NOTE:
OHWL BASED ON OBSERVED LAKE LEVEL
7–30–2020 11:30AM ±21.3'
(GRAY WATERLINE)



PROPOSED ELEVATION A–A

4' 3' 2' 1' 0' 4'

SCALE: 3/16"=1'



TEMP. FLOATING SILT CONTAINMENT FENCE

2' 1' 6" 0' 2'

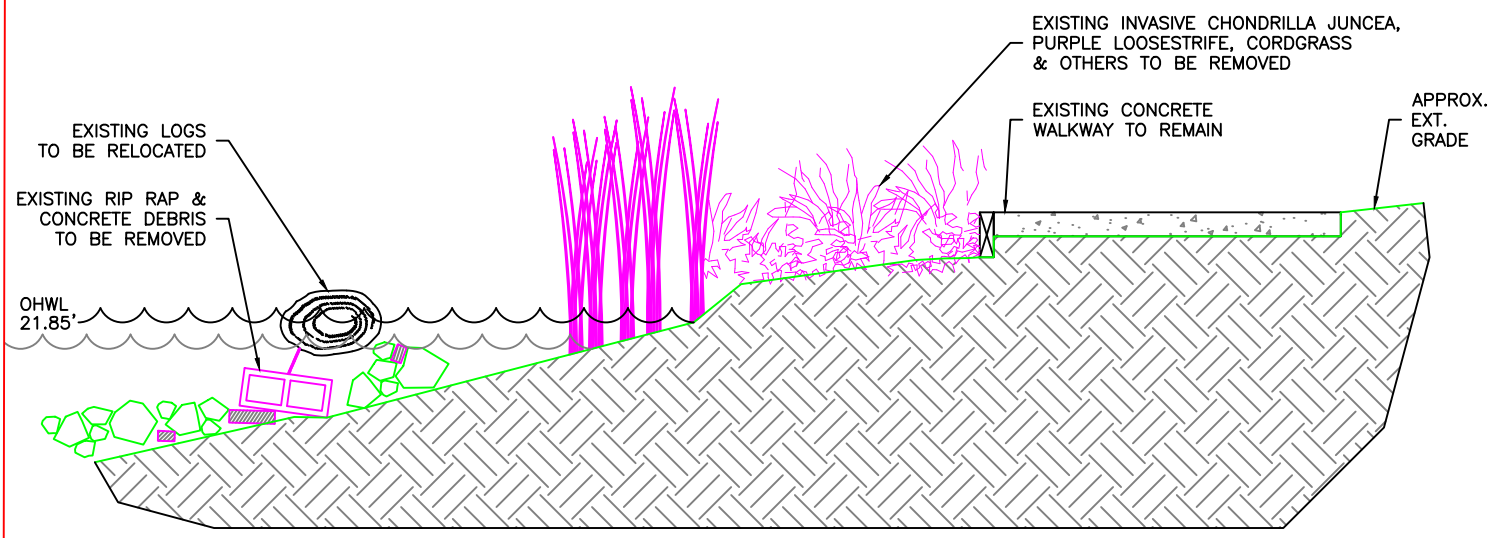
SCALE: 3/8"=1'

REVISED
04/28/2021

APPLICANT–DRIVEN
REDUCTION IN SCOPE OF
WORK

PROJECT DESIGNED BY:
Waterfront Construction Inc.

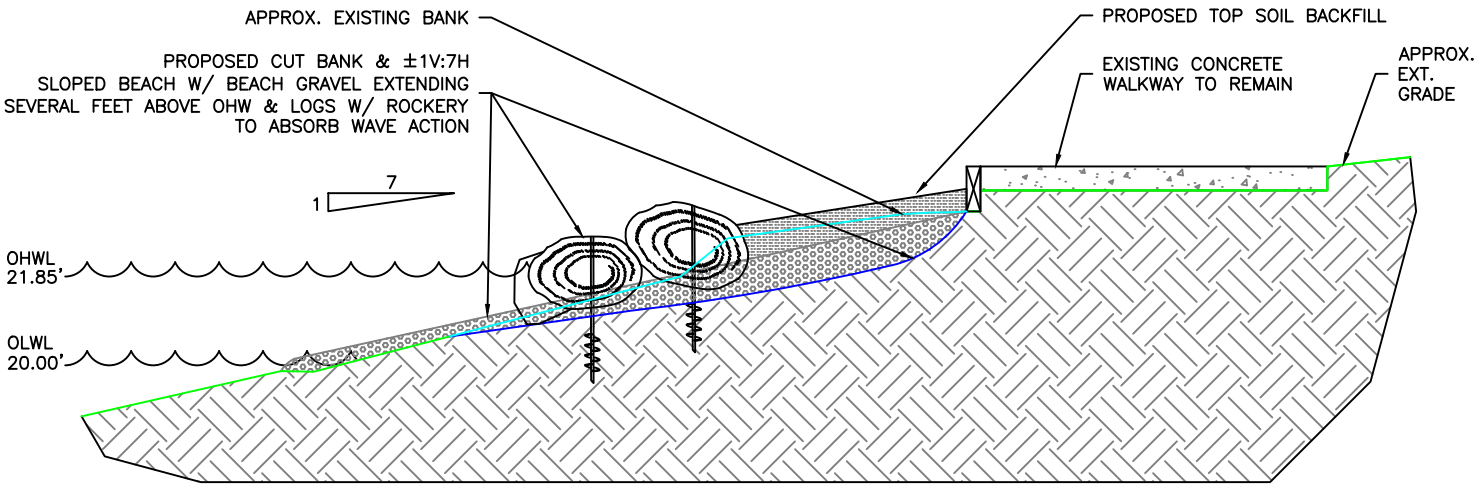
REFERENCE #:	
APPLICANT: 101 MEYDENBAUER OWNERS ASSOC.	
PROPOSED: SHORELINE RESTORATION & PATH STABILIZATION	
SHEET: 6 OF: 9	NEAR/AT: BELLEVUE
DATE: 8–28–2020	DWG#: 20–32015–A4–6



EXISTING ELEVATION B–B

SCALE: 1/4"=1'

NOTE:
OHWL BASED ON OBSERVED LAKE LEVEL
7–30–2020 11:30AM ±21.3'
(GRAY WATERLINE)



PROPOSED ELEVATION B–B

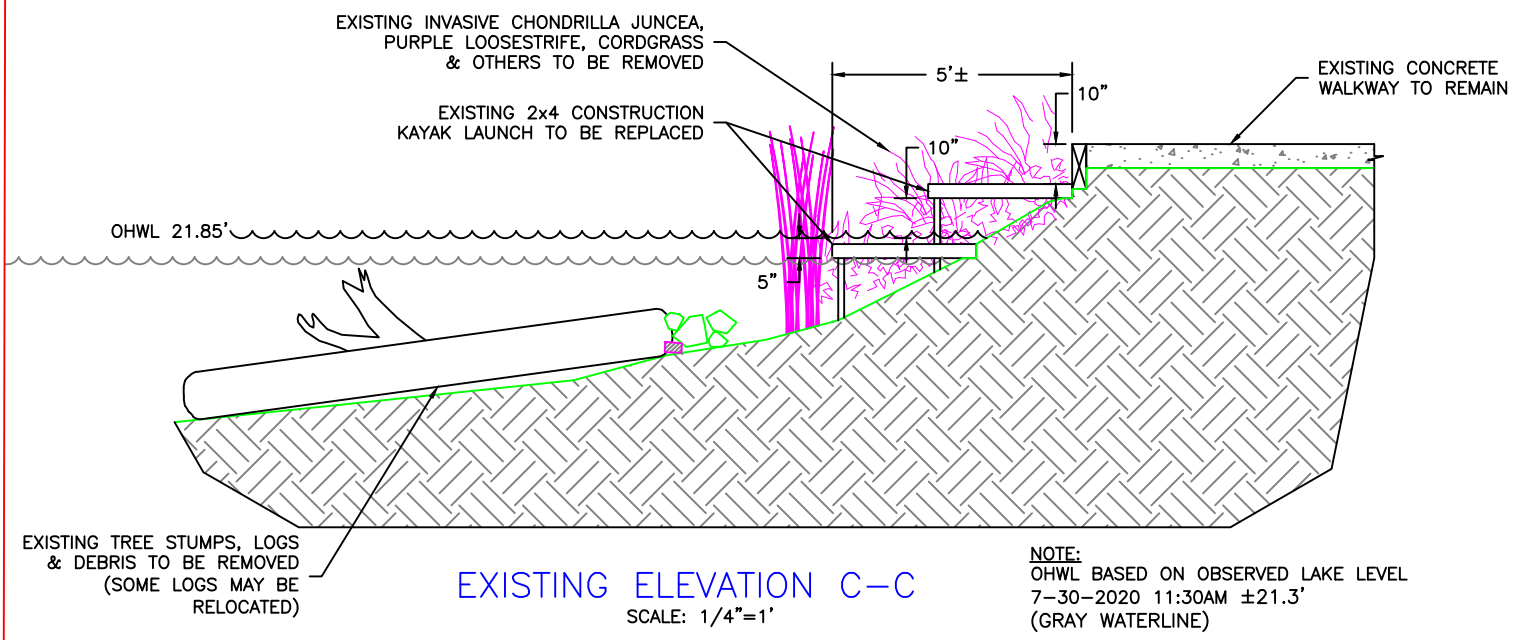
4' 3' 2' 1' 0' 4'

SCALE: 1/4"=1'

REVISED
04/28/2021

APPLICANT–DRIVEN
REDUCTION IN SCOPE OF
WORK

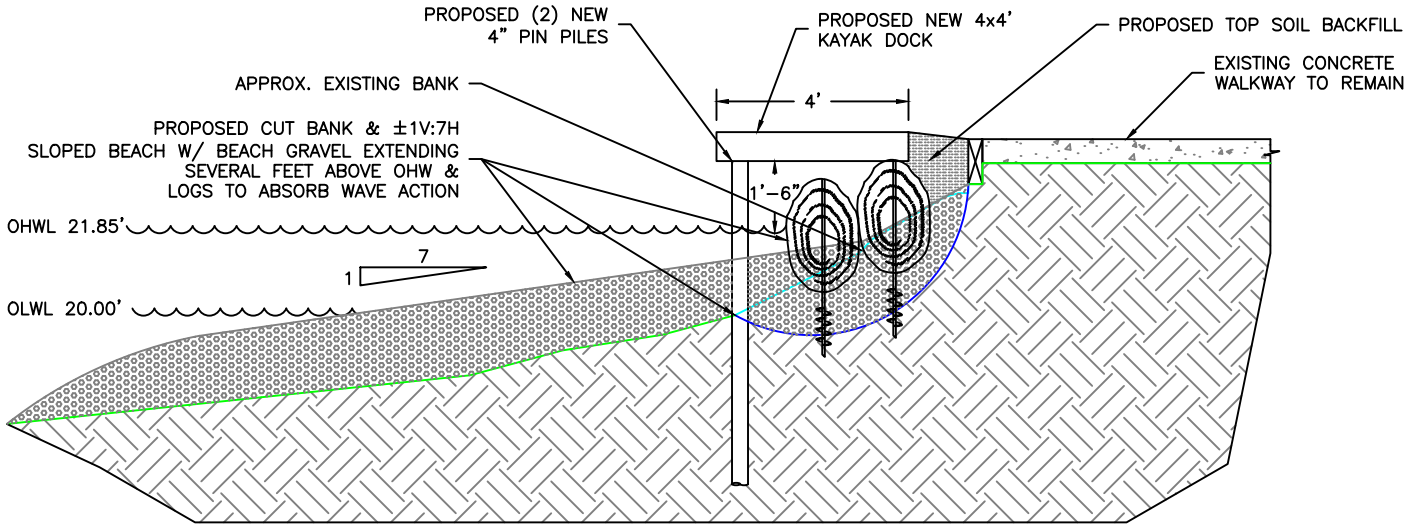
REFERENCE #:	
APPLICANT: 101 MEYDENBAUER OWNERS ASSOC.	
PROPOSED: SHORELINE RESTORATION & PATH STABILIZATION	
SHEET: 7 OF: 9	NEAR/AT: BELLEVUE
DATE: 8–28–2020	DWG#: 20–32015–A4–7



EXISTING ELEVATION C–C

SCALE: 1/4"=1'

NOTE:
OHWL BASED ON OBSERVED LAKE LEVEL
7–30–2020 11:30AM ±21.3'
(GRAY WATERLINE)



PROPOSED ELEVATION C–C

4' 3' 2' 1' 0' 4'

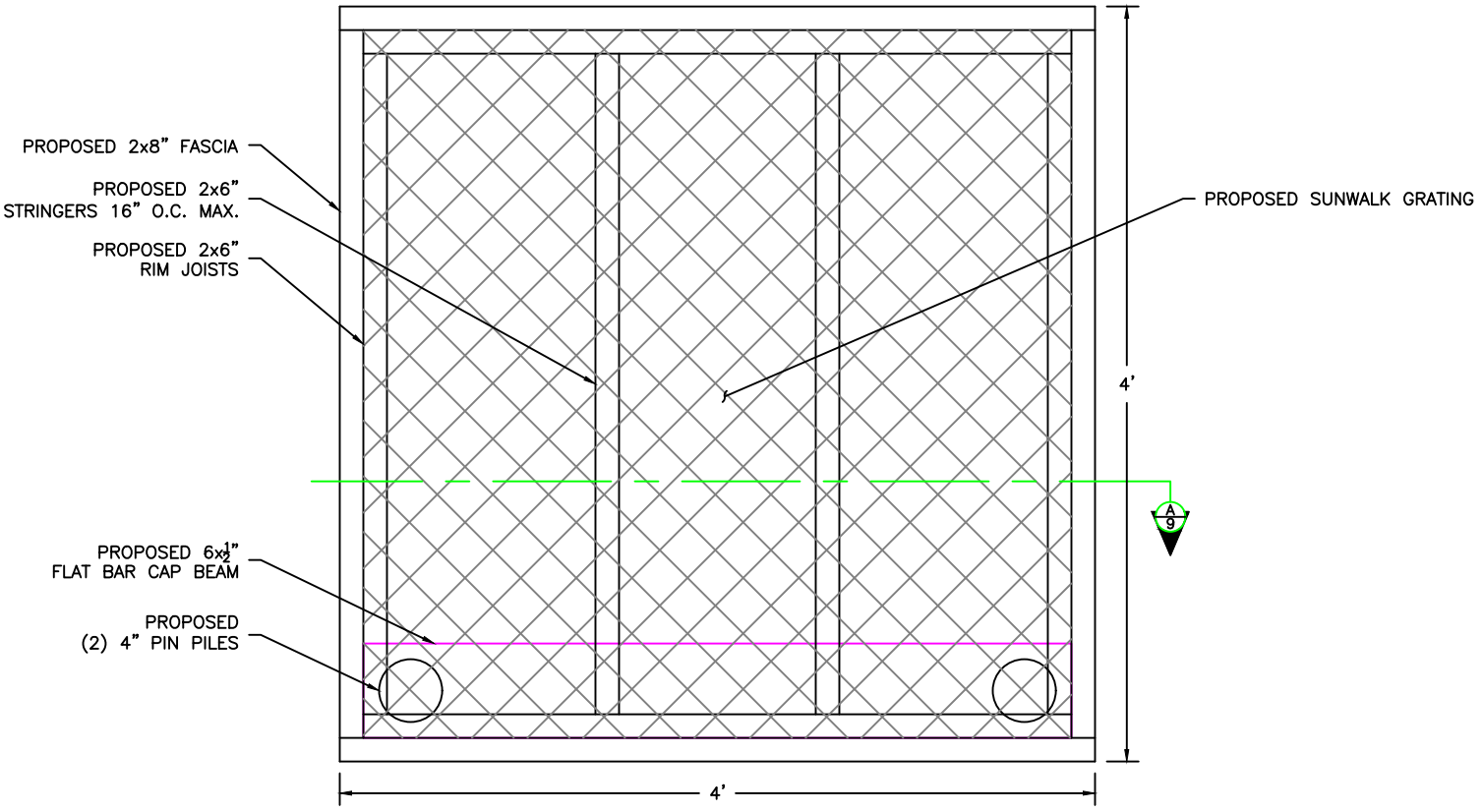
SCALE: 1/4"=1'

NOTE:
SEE SHEET 10 FOR PROPOSED KAYAK DOCK DETAILS.

REVISED
04/28/2021

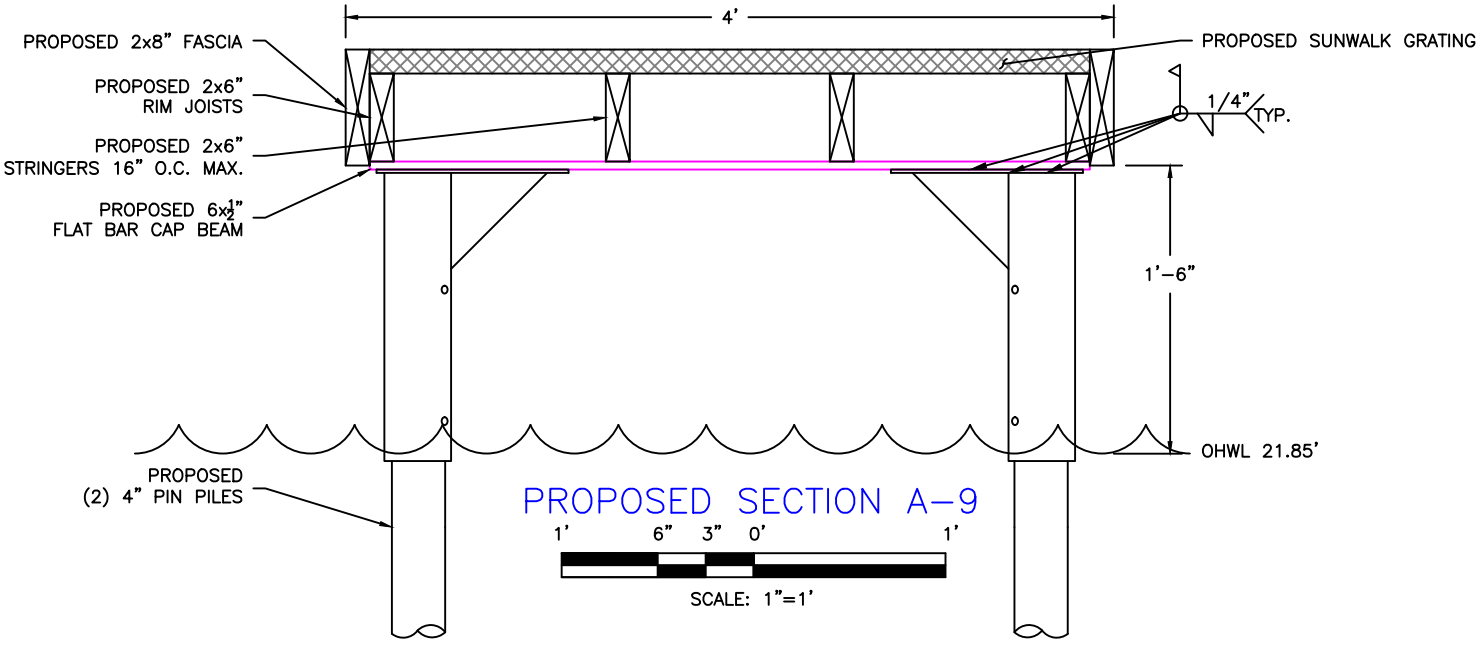
APPLICANT–DRIVEN REDUCTION IN SCOPE OF WORK

REFERENCE #:	
APPLICANT: 101 MEYDENBAUER OWNERS ASSOC.	
PROPOSED: SHORELINE RESTORATION & PATH STABILIZATION	
SHEET: 8 OF: 9	NEAR/AT: BELLEVUE
DATE: 8–28–2020	DWG#: 20–32015–A4–8



PROPOSED KAYAK DOCK FRAMING PLAN

SCALE: 1"=1'



PROPOSED SECTION A-9

1' 6" 3" 0' 1'

SCALE: 1"=1'

REVISED
04/28/2021

APPLICANT-DRIVEN REDUCTION IN SCOPE OF WORK

PROJECT DESIGNED BY:
Waterfront Construction Inc.

REFERENCE #:	
APPLICANT: 101 MEYDENBAUER OWNERS ASSOC.	
PROPOSED: SHORELINE RESTORATION & PATH STABILIZATION	
SHEET: 9 OF: 9	NEAR/AT: BELLEVUE
DATE: 8-28-2020	DWG#: 20-32015-A4-9

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

THAT PORTION OF TRACTS 79, 77, 78, 79 AND 80 BELLEVUE ACRE AND HALF ACRE TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, OF PLATS, PAGE 35 IN KING COUNTY, WASHINGTON AND VACATED CEDAR STREET AND VACATED WILDWOOD AVENUE AS PLATTED IN SAID BELLEVUE ACRE AND HALF ACRE TRACTS AND OF VACATED WILLIAM CULVERT ROAD AND OF VACATED WILLIAM CALVERT NO. 2 ROAD AND OF VACATED ROAD NO. 1218 AND OF BLOCK 38, MOORLAND, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 103, IN KING COUNTY, WASHINGTON AND OF VACATED RIGHT-OF-WAY THROUGH SAID BLOCK 38 AND OF GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 25, NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, AND OF LAKE WASHINGTON SHORE LAND ALL OF WHICH IS DESCRIBED AS FOLLOWS:

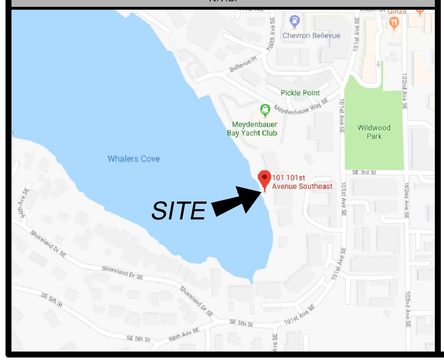
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACK 79 THENCE NORTH 88°15'02" WEST (NORTH 88°27'28" WEST LEGAL) ACCORDING TO THE MERIDIAN OF THE LAMBERT PLANE PROJECTION FOR THE STATE OF WASHINGTON, NORTH ZONE, ALONG THE SOUTH LINE OF SAID TRACT 15.00 FEET TO THE WEST MARGIN OF 101ST AVENUE S.E. AS BOW ESTABLISHED; THENCE SOUTH 0° 16'29" WEST (SOUTH 0°16'44" WEST LEGAL), ALONG SAID WEST MARGIN 30.01 FEET TO THE WEST MARGIN OF SAID VACATED CEDAR STREET; THENCE NORTH 88°15' 40" WEST NORTH 88°27'28" WEST LEGAL) ALONG SAID SOUTH MARGIN 128.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23°43'08" WEST (SOUTH 23°31'20" WEST LEGAL), 120.63 FEET; THENCE SOUTH 7°12'36" WEST (SOUTH 7°00'48" WEST LEGAL), 75.17 FEET; THENCE SOUTH 21°30'24" EAST (SOUTH 21°42'12" EAST LEGAL), 100.93 FEET TO THE SOUTH LINE OF THE NORTH 25.45 FEET IN WIDTH OF SAID TRACT 76; THENCE NORTH 88°19'24" WEST (NORTH 88°31'12" WEST LEGAL) ALONG SAID SOUTH LINE 486.12 FEET TO AN INTERSECTION WITH THE LINE A-B-C AS DETERMINED BY KING COUNTY SUPERIOR COURT CAUSE NO. 513081; THENCE NORTH 29°01'08" WEST (NORTH 29°12'56" WEST LEGAL), 125.64 FEET TO THE SEGMENT F-G OF THE LINE OF NAVIGABILITY AS ESTABLISHED BY SAID DECREE FROM WHICH POINT "0" ON THE MEDIAN LINE AS DESCRIBED IN SAID DECREE BEARS NORTH 29°01'08" WEST (NORTH 29°12'56" WEST LEGAL, 77.47 FEET; THENCE NORTH 37°36'07" EAST (NORTH 37°24'19" EAST LEGAL), ALONG SAID SEGMENT F-G, 90.32 FEET TO POINT "F" ON SAID LINE OF NAVIGABILITY; THENCE
NORTH 47°41'55" WEST (NORTH 47°53'43" WEST LEGAL), ALONG THE SEGMENT E-F OF THE LINE OF NAVIGABILITY, 49.11 FEET FROM WHICH POINT SAID POINT "0" BEARS SOUTH 56°48'12" WEST (SOUTH 56°36'24" WEST LEGAL), 67.35 FEET; THENCE NORTH 56°48'12" EAST (NORTH 56°36'24" EAST LEGAL), 263.76 FEET; THENCE NORTH 76°18'39" EAST (NORTH 76 °06' 51" EAST LEGAL), 240.48 FEET; THENCE SOUTH 38°16'15" EAST (SOUTH 38°28'02" EAST LEGAL) 85.74 FEET; THENCE NORTH 51°43'46" EAST, 37.76 FEET; THENCE SOUTH 38°16'14" EAST, 68.56 FEET; THENCE SOUTH 51°43'46" WEST, 37.76 FEET; THENCE SOUTH 01° 44' 20" WEST (SOUTH 01° 32' 32" WEST LEGAL), 30.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID TRACTS 76, 77, 78, 79 AND 80 OF SAID BELLEVUE ACRE AND HALF ACRE TRACTS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 79, THENCE NORTH 88°15'40" WEST (NORTH 88°27'28" WEST LEGAL) ACCORDING TO THE MERIDIAN OF THE LAMBERT PLANT PROJECTION FOR THE STATE OF WASHINGTON; NORTH ZONE, ALONG THE SOUTH LINE OF SAID TRACT 15.00 FEET TO THE WEST MARGIN OF 101ST AVENUE S.E. AS NOW ESTABLISHED; THENCE SOUTH 00°16'29" WEST (SOUTH 00°16'44" WEST LEGAL) ALONG SAID WEST MARGIN 30.01 FEET TO THE SOUTH MARGIN OF SAID VACATED CEDAR STREET; THENCE NORTH 88°15'40" WEST (NORTH 88°27'28" WEST LEGAL) ALONG SAID SOUTH MARGIN 128.08 FEET; THENCE NORTH 01°44'20" EAST (NORTH 01°32'32" EAST LEGAL) 30.00 FEET; THENCE NORTH 38°16'14" WEST (NORTH 38°28'02" WEST LEGAL) 154.30 FEET; THENCE SOUTH 76°18'39" WEST SOUTH 76°06'51" WEST LEGAL) 240.48 FEET; THENCE SOUTH 56°48'12" WEST (SOUTH 56°36'24" WEST LEGAL) 36.36 FEET; THENCE SOUTH 33°11'48" EAST (SOUTH 33°23'26" EAST LEGAL) 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 33°11'48" EAST (SOUTH 33°23'36" EAST LEGAL) 174.00 FEET; THENCE NORTH 56°48'12" EAST LEGAL) 30.00 FEET; THENCE SOUTH 33°11'48" EAST (SOUTH 33°23'36" EAST LEGAL) 50.00 FEET; THENCE SOUTH 56°48'12" WEST (SOUTH 56°36'24" WEST LEGAL) 200.00 FEET; THENCE NORTH 33°11'48" WEST (NORTH 33°23'36" WEST LEGAL) 224.00 FEET; THENCE NORTH 56°48'12" EAST (NORTH 56°36'24" EAST LEGAL) 170.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, AND PARKING OVER, UNDER, AND ACROSS THAT PORTION OF THE AFOREMENTIONED VACATED CEDAR STREET DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID TRACT 79, THENCE NORTH 88°15'40" WEST (NORTH 88°27'28" WEST LEGAL) ACCORDING TO THE MERIDIAN OF THE LAMBERT PLANE PROJECTION FOR THE STATE OF WASHINGTON; NORTH ZONE, ALONG THE SOUTH LINE OF SAID TRACTS 15.00 FEET TO THE WEST MARGIN OF 101ST AVENUE S.E. AS NOW ESTABLISHED AND THE POINT OF BEGINNING; THENCE SOUTH 00°16'29: WEST (SOUTH 00°16'44" WEST LEGAL) ALONG SAID WEST MARGIN 30.01 FEET TO THE SOUTH MARGIN OF SAID VACATED CEDAR STREET' THENCE NORTH 88°15'40" WEST (NORTH 88°27'28" WEST LEGAL) ALONG SAID SOUTH MARGIN 128.08 FEET; THENCE NORTH 01°44'20" EAST (NORTH 01°32'32" EAST LEGAL) 30.00 FEET TO THE NORTH MARGIN OF SAID VACATED CEDAR STREET; THENCE SOUTH 88°15'40" EAST (SOUTH 88°27'28" EAST LEGAL) ALONG SAID NORTH MARGIN 127.42 FEET TO THE POINT OF BEGINNING.

VICINITY MAP
N.T.S.



BASIS OF BEARINGS

ACCEPTED THE BEARING OF N00°16'29"E OF THE CENTERLINE OF 101ST AVENUE SE, PER BOUNDARY LINE ADJUSTMENT NO. BLA 96-5042, RECORDING NO. 9609169004, VOLUME 111, PAGE 45, RECORDS OF KING COUNTY, WASHINGTON.

REFERENCES

1. BOUNDARY LINE ADJUSTMENT NO. BLA 96-5042, RECORDING NO. 9609169004, VOLUME 111, PAGE 45, RECORDS OF KING COUNTY, WASHINGTON.
2. 101 MEYDENBAUER, A CONDOMINIUM, VOLUME 10, PAGES 95-100, RECORDS OF KING COUNTY, WASHINGTON

VERTICAL DATUM

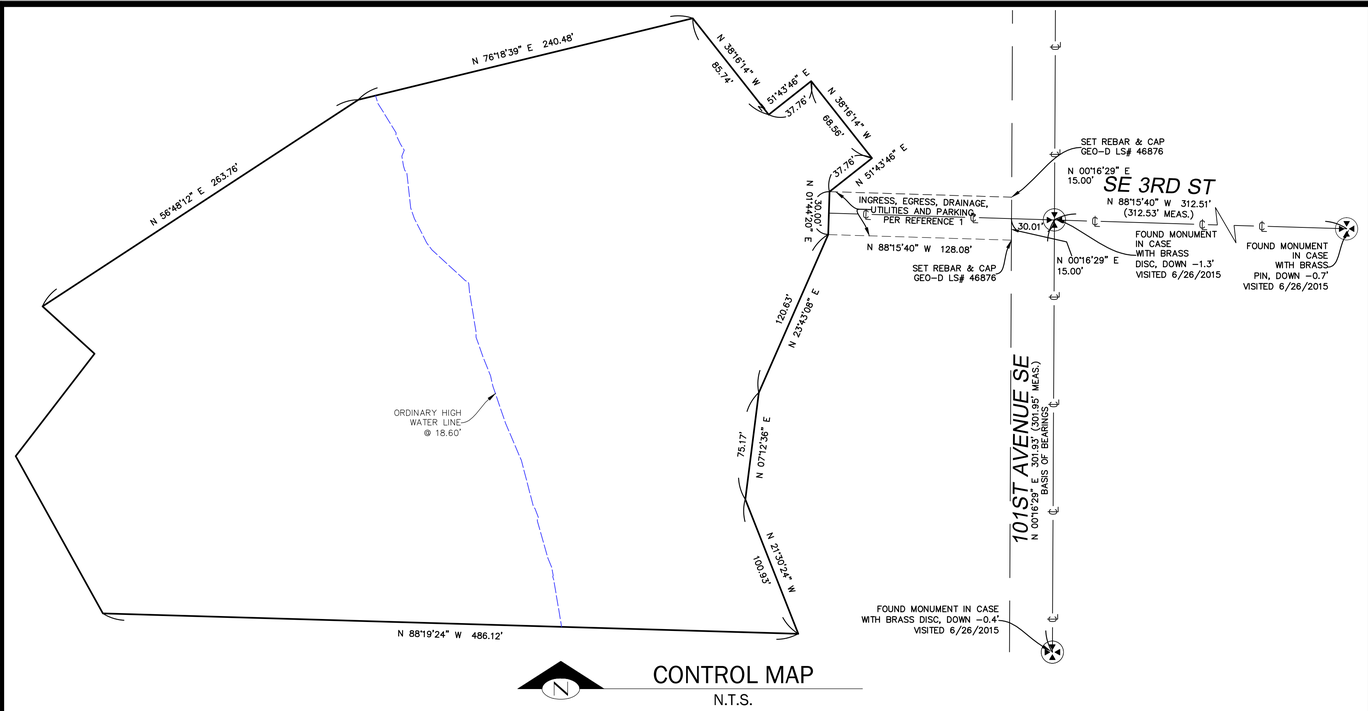
NAVD 88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

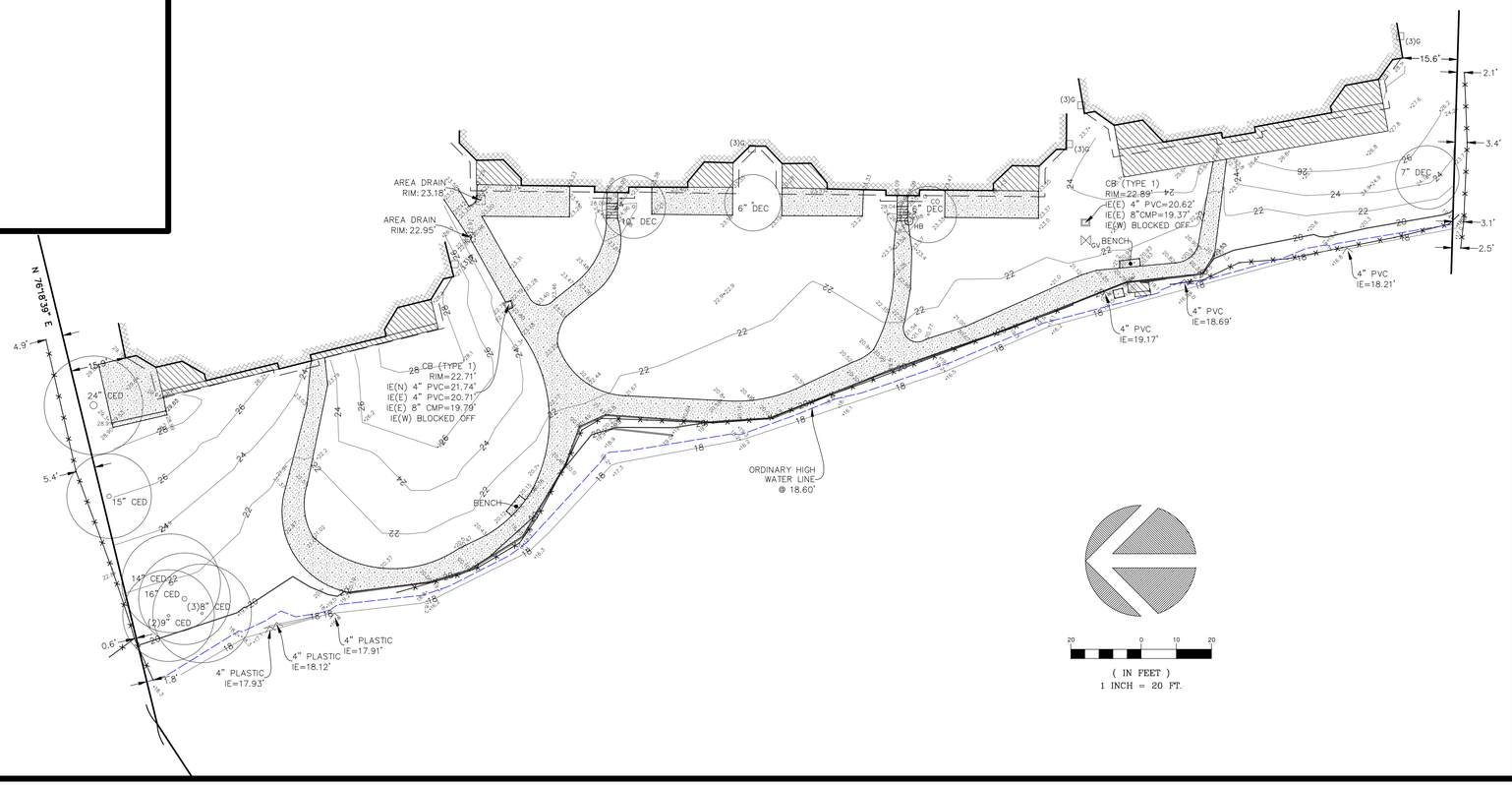
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2015, APRIL OF 2016 AND APRIL OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
2. SUBJECT PROPERTY TAX PARCEL NO. 639000-0000
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
4. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 180,961+/-S.F. (4.15+/-ACRES)

LEGEND

- FOUND CASED SURVEY MONUMENT
- DECK
- CO CLEAN OUT
- (3)G GAS METER
- GV GAS VALVE
- AREA DRAIN
- CULVERT
- CATCH BACIN (TYPE 1)
- TREE (TYPE/SIZE)
- HB HOSE BIB
- FENCE (CHAIN LINK)
- FENCE (WOOD)
- BUILDING
- CONCRETE SURFACE



CONTROL MAP
N.T.S.



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF SE 1/4 SEC. 31 & NW 1/4 OF SW 1/4 SEC. 32, TWP. 25 N., RGE 5 E., W.M.
TAX PARCEL NO. 639000-0000

101 MEYDENBAUERE OWNERS ASSOCIATION
101 101ST AVE. S.E.
BELLEVUE ~ WASHINGTON ~ 98004

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	150751
DATE:	4/18/18
DRAFTED BY:	RLS
CHECKED BY:	EJG/TMM
SCALE:	1"=20'

REVISION HISTORY

SHEET NUMBER
1 OF 1

February 12, 2021

101 Meydenbauer
c/o Tom Ichelson, CPM
101 101st Avenue SE
Bellevue, WA 98004
Via email: tom@cwdgroup.com

Re: Meydenbauer Condominiums - Wetland Delineation Report

The Watershed Company Reference Number: 180311

Dear Tom,

On February 04, 2021, Ecologists Sage Presster, visited the 101 Meydenbauer Condominiums property located at 101 101st Avenue SE in the City of Bellevue (parcel #6390000000) to delineate jurisdictional wetlands. This letter summarizes the findings of the study and details applicable federal, state, and local regulations. The following documents are enclosed:

- Delineation Sketch
- Wetland Determination Data Forms
- Wetland Rating Form and Figures

Findings Summary

One lake-fringe wetland (Wetland A) is located on the subject property along Lake Washington (parcel #6390000000). Table 1 below outlines the ratings and buffer widths required per the City of Bellevue Land Use Code (LUC).

Table 1. Wetland rating and buffer summary per City of Bellevue Land Use Code (LUC).

Feature Name	Category	Habitat Score	Meets isolated size exception?	Standard Buffer	Setback
Wetland A	III	5	No	110 ft.	15 ft.

Study Area

The study area for this project is defined as the 101 Meydenbauer Condominiums (parcel #6390000000) located at 101 101st Avenue SE in the City of Bellevue.

Methods

Public-domain information on the subject properties was reviewed for this delineation study. Resources and review findings are presented in Table 2 of the "Findings" section of this letter.

The subject parcel was evaluated for wetlands using methodology from the *Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region Version 2.0* (U.S. Army Corps of Engineers 2010). Presence or absence of wetlands was determined based on an examination of vegetation, soils and hydrology. These parameters were sampled at several locations along the wetland boundary to determine the wetland edge. Wetlands were classified using the Department of Ecology's 2014 rating system (Hruby 2014). All observations were made from within the subject property/study area; adjoining private properties were not entered.

The on-site wetland boundaries were marked with pink- and black-striped flagging. Lake Washington OHWM was marked with blue- and white-striped flagging. Data points are marked with yellow- and black-striped flags.

Characterization of climatic conditions for precipitation in the Wetland Determination Data Forms were determined using the WETS table methodology (USDA, NRCS 2015). The "Seattle Tacoma Intl AP" station from 1991-2020 was used as a source for precipitation data (http://agacis.rcc-acis.org/). The WETS table methodology uses climate data from the three months prior to the site visit month to determine if normal conditions are present in the study area region.

Findings

The study area is within the South Lake Washington sub-basin of the Cedar-Sammamish watershed (WRIA 8); Section 32 of Township 29 North, Range 05 East of the Public Land Survey System. The subject parcel is approximately 3.25 acres in size and is located along Lake Washington. The project area presently consists of a large expanse of lawn, concrete walkways, and small areas of low-growing vegetation. The shoreline area consist of a lake fringe wetland which includes mowed herbaceous vegetation and areas of woody debris and concrete rubble. The wetland extends slightly above Lake Washington's ordinary high water mark, forming a

narrow band along the majority of the property frontage. The wetland does not extend beyond the existing concrete pathway that runs parallel to the shoreline and does not encroach into the northernmost portion of the property. Surrounding land use is categorized as high intensity residential and commercial intermixed with moderate habitat along urban streams and lake habitat.

Table 2. Summary of online mapping and inventory resources.

Resource	Summary
USDA NRCS: Web Soil Survey	*Condominiums are mapped in a Seattle muck. Associated parking lots are mapped as a Arents, Alderwood material, 6 to 15% slopes.*
USFWS: NWI Wetland Mapper	*Lake habitat (Lake Washington) (L1UBHh) mapped in the western portion of the subject property. Meydenbauer Creek mapped approximately 270-ft southwest of the subject property.*
WDFW: PHS on the Web	*Lake Washington mapped in the western portion of the subject property. Lake Washington observes resident coastal cutthroat, Kokanee, fall Chinook, winter steelhead, dolly varden/bull trout, sockeye, and coho. Lake Washington*
WDFW: SalmonScape	*Lake Washington mapped in the western portion of the subject property. Lake Washington observes resident coastal cutthroat, Kokanee, fall Chinook, winter steelhead, dolly varden/bull trout, sockeye, and coho.*
King County iMap	*Lake Washington mapped in the western portion of the subject property. Meydenbauer Creek is mapped approximately 270-feet southwest of the subject property.*
WETS Climatic Condition	*Wetter than normal.*

Wetlands

One lake fringe wetland (Wetlands A) was delineated in the study area and is summarized below in Table 3.

Table 3. Wetland A assessment summary.

WETLAND A – Assessment Summary

Location:	Wetland A is located along the Lake Washington in the western portion of the subject parcel.
WRIA / Sub-basin:	Cedar-Sammamish watershed (WRIA 8) / South Lake Washington sub-basin

2014 Western WA Ecology Rating:	Category III
Standard Buffer Width and Building Setback:	60-foot buffer width and a 15-foot building setback
Wetland Size:	Approx. 0.39 acres
Cowardin Classification(s):	Aquatic Bed, Palustrine Emergent
HGM Classification(s):	Lake Fringe
Wetland Data Sheet(s):	DP-1
Upland Data Sheet (s):	DP-2
Flag Color:	Pink- and black-striped
Flag Numbers:	A-1 to A-25

Vegetation	Tree stratum:	*n/a*
	Shrub stratum:	*Spiraea douglasii, Rubus armeniacus*
	Herb stratum:	*Scirpus microcarpus, Juncus effusus, Nuphar lutea, Lythrum salicaria*
Soils	Soil survey:	Seattle Muck
	Field data:	Sandy redox (S5)
Hydrology	Source:	Lake Washington
	Field data:	Saturation (A3)

Wetland Functions

	Improving Water Quality			Hydrologic			Habitat			
Site Potential	H	**M**	L	H	M	**L**	H	**M**	L	
Landscape Potential	**H**	M	L	H	**M**	L	H	M	**L**	
Value	**H**	M	L	**H**	M	L	H	**M**	L	**TOTAL**
Score Based on Ratings	8			6			5			16

Description and Comments

Wetland A is a lake fringe wetland with an emergent habitat along the lake edge and an aquatic bed habitat approximately 35 feet offshore based on historic aerials. Wetland A extends slightly above the lake's ordinary high water mark.

Non-wetlands

Non-wetland areas within the subject parcel do not meet the three criteria for hydrophytic vegetation, hydric soils and/or wetland hydrology. Non-wetland areas within the subject parcel are located east of the fenced lake edge and consist of developed condominiums, associated driveways, walkways, and maintained lawn grass. Non-wetland areas observed lawn grass, English ivy, rhododendrons, and ornamental shrubs (Figure 1).

Figure 1. Meydenbauer Condominiums and maintained landscape (02/04/2021).

Local Regulations

Wetlands

Shoreline-associated wetlands and/or wetlands within 200 feet of Lake Washington area regulated under the Bellevue Shoreline Master Program (SMP). The SMP has adopted the provisions of the Bellevue Critical Areas Regulations for all wetlands within shoreline jurisdiction. [(LUC) Part 20.25H.095]. Wetlands in Bellevue are classified using the *2014 Update to the Western Washington Wetland Rating System* (Publication #14-06-029) (Rating System). According to the Code, wetlands are rated as one of four categories based on the Rating System, and wetland buffers are determined based upon a combination of the wetland category and habitat score. Wetland A is a Category III wetland with a habitat score of five points and, therefore, requires a standard buffer of 110-feet per LUC 20.25.095D (Table 4).

The City of Bellevue requires a 15-foot structure setback from the edges of all Category III wetland buffers per LUC 20.25.095E (Table 4).

Table 4. Wetland rating and buffer summary per City of Bellevue Land Use Code (LUC).

Feature	Classification	Habitat Score	Buffer Width	Structure Setback
Wetland A	Category III	5	110 ft.	15 ft.

State and Federal Regulations

Federal Agencies

Wetlands and streams may be regulated by the Corps under Section 404 of the Clean Water Act. Any proposed filling or other direct impacts to Waters of the U.S., including wetlands (except isolated wetlands), would require notification and permits from the Corps. Wetland A is not isolated. Unavoidable impacts to jurisdictional wetlands are typically required to be compensated through implementation of an approved mitigation plan. If activities requiring a Corps permits are proposed, a Joint Aquatic Resource Permit Application (JARPA) could be submitted to obtain authorization.

Federally permitted actions that could affect endangered species may also require a biological assessment study and consultation with the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service. Compliance with the Endangered Species Act must be demonstrated for activities within jurisdictional wetlands and the 100-year floodplain. Application for Corps permits may also require an individual 401 Water Quality Certification and Coastal Zone Management Consistency determination from Ecology and a cultural resource study in accordance with Section 106 of the National Historic Preservation Act.

Washington Department of Ecology (Ecology)

Similar to the Corps, Ecology, under Section 401 of the Clean Water Act, is charged with reviewing, conditioning, and approving or denying certain federally permitted actions that result in discharges to state waters. Ecology review under the Clean Water Act would be triggered if a Section 404 permit from the Corps was issued. Additionally, Ecology regulates wetlands, including isolated wetlands, under the Washington Pollution Prevention and Control Act, but only if direct wetland impacts are proposed. Therefore, if filling activities are avoided, authorization from Ecology would not be needed.

If filling is proposed, a JARPA may also be submitted to Ecology to obtain a Section 401 Water Quality Certification and Coastal Zone Management Consistency Determination. Ecology permits are either issued concurrently with the Corps permit or within 90 days following the Corps permit.

In general, neither the Corps nor Ecology regulates wetland buffers, unless direct impacts are proposed. When direct impacts are proposed, mitigated wetlands may be required to employ buffers based on joint Corps and Ecology regulatory guidance.

Washington Department of Fish and Wildlife (WDFW)

Chapter 77.55 of the RCW (the Hydraulic Code) gives WDFW the authority to review, condition, and approve or deny "any construction activity that will use, divert, obstruct, or change the bed or flow of state waters." This provision includes any in-water work, the crossing or bridging of any state waters and can sometimes include stormwater discharge to state waters. If a project meets regulatory requirements, WDFW will issue a Hydraulic Project Approval (HPA).

Through issuance of an HPA, WDFW can also restrict activities to a particular timeframe. Work is typically restricted to late summer and early fall. WDFW has, in the past, allowed crossings that do not involve in-stream work to occur at any time during the year.

Disclaimer

The information contained in this letter is based on the application of technical guidelines currently accepted as the best available science and in conjunction with the manuals and criteria referenced above. All discussions, conclusions and recommendations reflect the best professional judgment of the author(s) and are based upon information available at the time the study was conducted. All work was completed within the constraints of budget, scope, and timing. The findings of this report are subject to verification and agreement by the appropriate local, state and federal regulatory authorities. No other warranty, expressed or implied, is made.

Please call if you have any questions or if we can provide you with any additional information.
Sincerely,

Sage Presster
Ecologist

Enclosures

References

Anderson, P.S. et al. 2016. Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State. (Publication #16-06-029). Olympia, WA: Shorelands and Environmental Assistance Program, Washington Department of Ecology.

Department of Ecology (Ecology). 2018. July 2018 Modifications for Habitat Score Ranges. Modified from Wetland Guidance for CAO Updates, Western Washington Version. (Publication #16-06-001). Accessed 8/16/18: https://fortress.wa.gov/ecy/publications/parts/1606001part1.pdf.

Environmental Laboratory. 1987. "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

Hruby, T. 2014. Washington State Wetland Rating System for Western Washington: 2014 Update. (Publication #14-06-029). Olympia, WA: Washington Department of Ecology.

Lichvar, R.W. and S. M. McColley. 2008. A Guide to Ordinary High Water Mark (OHWM) Delineation for Non-Perennial Streams in the Western Mountains, Valleys, and Coast Region of the United States. ERDC/CRREL TR-14-13. Hanover, NH: U.S. Army Engineer Research and Development Center.

U.S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0). ed. J. S. Wakely, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). 2015. National Engineering Handbook, Part 650 Engineering Field Handbook, Chapter 19 Hydrology Tools for Wetland Identification and Analysis. ed. R. A. Weber. 210-VI-NEH, Amend. 75. Washington, DC.

THE WATERSHED COMPANY

750 Sixth Street South | Kirkland | WA 98033
p 425.822.5242 f 425.827.8136

Wetland Delineation Sketch – 101 Meydenbauer Condominiums

Site Address:	101 101st Avenue SE, Bellevue, WA 98004	Prepared for:	Tom Ichelson, CPM
Parcel Number:	#6390000000	TWC Ref. No.:	180311
Site Visit Date:	February 04, 2021		

Note: Field sketch only. Features depicted are approximate and not to scale. Wetland boundaries are marked with pink- and black-striped flags. Lake boundaries are marked with blue- and white-striped flags. Data points are marked with yellow- and black-striped flags. All observations were made from within the study area; adjoining private properties were not entered.

THE WATERSHED COMPANY

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

DP - 1

Project/Site: Meydenbauer Condominiums (Parcel #6390000000) City/County: Bellevue Sampling date: 02/04/2021

Applicant/Owner: Tim Ichelson, CPM State: WA Sampling Point: DP-1

Investigator(s): S. Presster Section, Township, Range: S32, T25N, R05E

Landform (hillslope, terrace, etc): Lake edge Local relief (concave, convex, none): Concave Slope (%): 3%

Subregion (LRR): A Lat: - Long: - Datum: -

Soil Map Unit Name: Seattle Muck NWI classification: L1UBHh

Are climatic / hydrologic conditions on the site typical for this time of year? ☐ Yes ☒ No (If no, explain in remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present on the site? ☒ Yes ☐ No

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?** **Yes** ☒ **No** ☐
Hydric Soils Present?	Yes	☒	No	☐	
Wetland Hydrology Present?	Yes	☒	No	☐	

Remarks: **Wetland A in-pit. Wetter than normal per WETS methodology. Located along the edge of Lake Washington.**

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5-m diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 3-m diameter)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Herb Stratum (Plot size: 1-m diameter)			
1. *Scirpus microcarpus*	25	Y	OBL
2. *Juncus effusus*	40	Y	FACW
3. *Lotus corniculatus*	25	Y	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	90	= Total Cover	
Woody Vine Stratum (Plot size: 3-m diameter)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum: 10

Dominance Test worksheet:

Number of Dominant Species that are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across all Strata: 3 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 – Dominance Test is > 50%
- ☐ 3 – Prevalence Index is ≤ 3.0[1]
- ☐ 4 – Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 – Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks:

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	7.5YR 2.5/1	100	-	-	-	-	-	-
5-16	10YR 5/2	85	7.5YR 4/6	15	C	M	Silty Sand	Gravel intermixed

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Loc: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☒ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric soil present? **Yes** ☒ **No** ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required: check all that apply)

- ☐ Surface water (A1)
- ☐ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ ~~Water-Stained Leaves (**except MLRA 1, 2, 4A & 4B**) (B9)~~
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (explain in remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A & 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☒ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☒ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (in):	-
Water Table Present?	Yes	☐	No	☒	Depth (in):	-
Saturation Present? (includes capillary fringe)	Yes	☒	No	☐	Depth (in):	**Surface**

Wetland Hydrology Present? **Yes** ☐ **No** ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

THE WATERSHED COMPANY

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

DP - 2

Project/Site: Meydenbauer Condominiums (Parcel #6390000000) City/County: Bellevue Sampling date: 02/04/2021

Applicant/Owner: Tim Ichelson, CPM State: WA Sampling Point: DP-2

Investigator(s): S. Presster Section, Township, Range: S32, T25N, R05E

Landform (hillslope, terrace, etc): Terrace Local relief (concave, convex, none): None Slope (%): 2%

Subregion (LRR): A Lat: - Long: - Datum: -

Soil Map Unit Name: Seattle Muck NWI classification: L1UBHh

Are climatic / hydrologic conditions on the site typical for this time of year? ☐ Yes ☒ No (If no, explain in remarks.)

Are Vegetation ☐, Soil ☒, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present on the site? ☐ Yes ☒ No

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?** **Yes** ☐ **No** ☒
Hydric Soils Present?	Yes	☐	No	☒	
Wetland Hydrology Present?	Yes	☐	No	☒	

Remarks: **Wetland A out-pit. Wetter than normal per WETS methodology. Along condominium trail with fill material in soil pit.**

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5-m diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 3-m diameter)			
1. *Rubus armeniacus*	15	Y	FAC
2.			
3.			
4.			
5.			
	15	= Total Cover	
Herb Stratum (Plot size: 1-m diameter)			
1. *Lotus corniculatus*	60	Y	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	60	= Total Cover	
Woody Vine Stratum (Plot size: 3-m diameter)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum: 40

Dominance Test worksheet:

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 – Dominance Test is > 50%
- ☐ 3 – Prevalence Index is ≤ 3.0[1]
- ☐ 4 – Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 – Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks:

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	-	100	-	-	-	-	Cobbles	Fill material
4-16	10YR 3/3	100	-	-	-	-	Gravel	Fill material

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Loc: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric soil present? **Yes** ☐ **No** ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required: check all that apply)

- ☐ Surface water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ ~~Water-Stained Leaves (**except MLRA 1, 2, 4A & 4B**) (B9)~~
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (explain in remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A & 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (in): -

Water Table Present? Yes ☐ No ☒ Depth (in): -

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (in): -

Wetland Hydrology Present? **Yes** ☐ **No** ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Wetland name or number: Wetland A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 2/5/2021

Rated by: S. Presster Trained by Ecology? ☐Y ☒N Date of training: n/a

HGM Class used for rating: Lake-fringe Wetland has multiple HGM classes? ☐Y ☒N

NOTE: **Form is not complete without the figures requested** *(figures can be combined)*.
Source of base aerial photo/map: Google Earth

OVERALL WETLAND CATEGORY (based on functions ☒ or special characteristics ☐)

1. Category of wetland based on FUNCTIONS

- ☐ **Category I** – Total score = 23 - 27
- ☐ **Category II** – Total score = 20 - 22
- ☒ **Category III** – Total score = 16 - 19
- ☐ **Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality			Hydrologic			Habitat			
	Circle the appropriate ratings									
Site Potential	H	**M**	L	H	M	**L**	H	**M**	L	
Landscape Potential	**H**	M	L	H	**M**	L	H	M	**L**	
Value	**H**	M	L	**H**	M	L	H	**M**	L	**TOTAL**
Score Based on Ratings	8			6			5			19

Score for each function based on three ratings *(order of ratings is not important)*

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	**I** **II**
Wetland of High Conservation Value	**I**
Bog	**I**
Mature Forest	**I**
Old Growth Forest	**I**
Coastal Lagoon	**I** **II**
Interdunal	**I** **II** **III** **IV**
None of the above	☒

Wetland name or number: Wetland A

Maps and figures required to answer questions correctly for Western Washington

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	1
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	2
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	1
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	3
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	4
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	5

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

   ☒NO – go to 2 ☐**YES** – the wetland class is **Tidal Fringe** – go to 1.1

   1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

   NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**
   *If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

   ☒NO – go to 3 ☐**YES** – The wetland class is **Flats**
   *If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?
   ☒The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
   ☒At least 30% of the open water area is deeper than 6.6 ft (2 m).

   ☐NO – go to 4 ☒**YES –** The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?
   ☐The wetland is on a slope (*slope can be very gradual*),
   ☐The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
   ☐The water leaves the wetland **without being impounded**.

   ☐NO – go to 5 ☐**YES –** The wetland class is **Slope**

   NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?
   ☐The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
   ☐The overbank flooding occurs at least once every 2 years.

Wetland name or number: Wetland A

☐NO – go to 6 ☐**YES** – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

☐NO – go to 7 ☐**YES** – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

☐NO – go to 8 ☐**YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

   NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number: Wetland A

LAKE FRINGE WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

L 1.0. Does the site have the potential to improve water quality?	
L 1.1. Average width of plants along the lakeshore *(use polygons of Cowardin classes)*: ☒ Plants are more than 33 ft (10 m) wide — points = 6 ☐ Plants are more than 16 ft (5 m) wide and <33 ft — points = 3 ☐ Plants are more than 6 ft (2 m) wide and <16 ft — points = 1 ☐ Plants are less than 6 ft wide — points = 0	6
L 1.2. Characteristics of the plants in the wetland: Choose the appropriate description that results in the highest points, and do not include any open water in your estimate of coverage. The herbaceous plants can be either the dominant form or as an understory in a shrub or forest community. *These are not Cowardin classes. Area of cover is total cover in the unit, but it can be in patches. Herbaceous does not include aquatic bed.* ☐ Cover of herbaceous plants is > 90% of the vegetated area — points = 6 ☐ Cover of herbaceous plants is > 2/3 of the vegetated area — points = 4 ☐ Cover of herbaceous plants is > 1/3 of the vegetated area — points = 3 ☐ Other plants that are not aquatic bed > 2/3 unit — points = 3 ☐ Other plants that are not aquatic bed in > 1/3 vegetated area — points = 1 ☒ Aquatic bed plants and open water cover > 2/3 of the unit — points = 0	0
Total for L 1 — Add the points in the boxes above	6

Rating of Site Potential If score is: ☐**8-12 = H** ☒**4-7 = M** ☐**0-3 = L** *Record the rating on the first page*

L 2.0. Does the landscape have the potential to support the water quality function of the site?	
L 2.1. Is the lake used by power boats? ☒Yes = 1 ☐ No = 0	1
L 2.2. Is > 10% of the area within 150 ft of wetland unit on the upland side in land uses that generate pollutants? ☒Yes = 1 ☐ No = 0	1
L 2.3. Does the lake have problems with algal blooms or excessive plant growth such as milfoil? ☒Yes = 1 ☐ No = 0	1
Total for L 2 — Add the points in the boxes above	3

Rating of Landscape Potential: If score is: ☒**2 or 3 = H** ☐**1 = M** ☐**0 = L** *Record the rating on the first page*

L 3.0. Is the water quality improvement provided by the site valuable to society?	
L 3.1. Is the lake on the 303(d) list of degraded aquatic resources? ☒Yes = 1 ☐ No = 0	1
L 3.2. Is the lake in a sub-basin where water quality is an issue (at least one aquatic resource in the basin is on the 303(d) list)? ☒Yes = 1 ☐ No = 0	1
L 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? *Answer YES if there is a TMDL for the lake or basin in which the unit is found.* ☐Yes = 2 ☒ No = 0	0
Total for L 3 — Add the points in the boxes above	2

Rating of Value If score is: ☒**2-4 = H** ☐**1 = M** ☒**0 = L** *Record the rating on the first page*

Wetland name or number: Wetland A

LAKE FRINGE WETLANDS

Hydrologic Functions - Indicators that the wetland unit functions to reduce shoreline erosion

L 4.0. Does the site have the potential to reduce shoreline erosion?	
L 4.1. Distance along shore and average width of Cowardin classes along the lakeshore (**do not** include Aquatic bed): *Choose the highest scoring description that matches conditions in the wetland.* ☐ > ¾ of distance is Scrub-shrub or Forested at least 33 ft (10 m) wide — points = 6 ☐ > ¾ of distance is Scrub-shrub or Forested at least 6 ft (2 m) wide — points = 4 ☐ > ¼ distance is Scrub-shrub or Forested at least 33 ft (10 m) wide — points = 4 ☒ Plants are at least 6 ft (2 m) wide (any type except Aquatic bed) — points = 2 ☐ Plants are less than 6 ft (2 m) wide (any type except Aquatic bed) — points = 0	2

Rating of Site Potential: If score is: ☐**6 = M** ☒**0-5 = L** *Record the rating on the first page*

L 5.0. Does the landscape have the potential to support the hydrologic functions of the site?		
L 5.1. Is the lake used by power boats with more than 10 hp?	☒Yes = 1 ☐ No = 0	1
L 5.2. Is the fetch on the lake side of the unit at least 1 mile in distance?	☐Yes = 1 ☒ No = 0	0
Total for L 5	Add the points in the boxes above	1

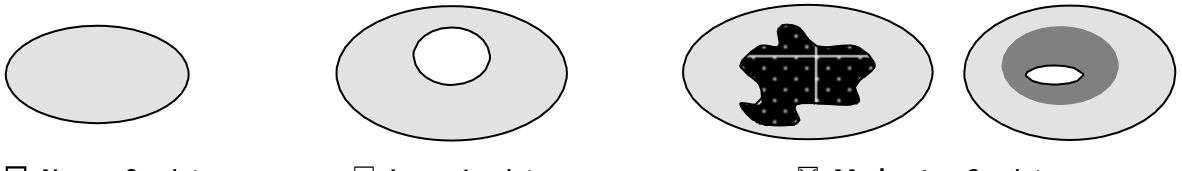
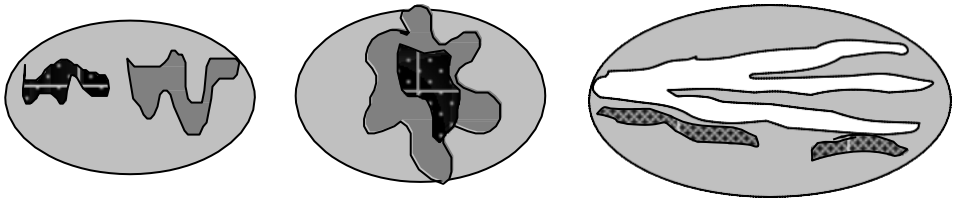
Rating of Landscape Potential If score is: ☐**2 = H** ☒**1 = M** ☐**0 = L** *Record the rating on the first page*

L 6.0. Are the hydrologic functions provided by the site valuable to society?	
L 6.1. Are there resources along the shore that can be impacted by erosion? If more than one resource is present, choose the one with the highest score. ☒ There are human structures or old growth/mature forests within 25 ft of OHWM of the shore in the unit. — points = 2 ☐ There are nature trails or other paths and recreational activities within 25 ft of OHWM — points = 1 ☐ Other resources that could be impacted by erosion — points = 1 ☐ There are no resources that can be impacted by erosion along the shores of the unit — points = 0	2

Rating of Value: If score is**:** ☒**2 = H** ☐**1 = M** ☐**0 = L** *Record the rating on the first page*

NOTES and FIELD OBSERVATIONS:

Wetland name or number: Wetland A

H 1.0. Does the site have the potential to provide habitat?	
H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.* ☒ Aquatic bed — 4 structures or more: points = 4 ☒ Emergent — 3 structures: points = 2 ☐ Scrub-shrub (areas where shrubs have > 30% cover) — 2 structures: points = 1 ☐ Forested (areas where trees have > 30% cover) — 1 structure: points = 0 *If the unit has a Forested class, check if:* ☐ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon	1
H 1.2. Hydroperiods Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*). ☐ Permanently flooded or inundated — 4 or more types present: points = 3 ☐ Seasonally flooded or inundated — 3 types present: points = 2 ☐ Occasionally flooded or inundated — 2 types present: points = 1 ☐ Saturated only — 1 type present: points = 0 ☐ Permanently flowing stream or river in, or adjacent to, the wetland ☐ Seasonally flowing stream in, or adjacent to, the wetland ☒ **Lake Fringe wetland** — **2 points** ☐ **Freshwater tidal wetland** — **2 points**	2
H 1.3. Richness of plant species Count the number of plant species in the wetland that cover at least 10 ft^2. *Different patches of the same species can be combined to meet the size threshold and you do not have to name the species.* ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*** If you counted: ☐ > 19 species — points = 2 ☒ 5 - 19 species — points = 1 ☐ < 5 species — points = 0	1
H 1.4. Interspersion of habitats Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*  ☐ **None** = 0 points ☐ **Low** = 1 point ☒ **Moderate** = 2 points  All three diagrams in this row are ☐ **HIGH** = 3points	2

Wetland name or number: Wetland A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* ☒ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ☐ Standing snags (dbh > 4 in) within the wetland. ☐ Undercut banks are present for at least 6.6 ft (2 m) **AND/OR** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m). ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) **OR** signs of recent beaver activity are present *(cut shrubs or trees that have not yet weathered where wood is exposed).* ☐ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated *(structures for egg-laying by amphibians).*	1
Total for H 1 — Add the points in the boxes above	7

Rating of Site Potential If score is: ☐**15-18 = H** ☒**7-14 = M** ☐**0-6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?

H 2.1. Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* % undisturbed habitat + [(%moderate and low intensity land uses)/2] = **0% + (0%/2) = 0%** If total accessible habitat is: ☐ > 1/3 (33.3%) of 1 km Polygon — points = 3 ☐ 20-33% of 1 km Polygon — points = 2 ☐ 10-19% of 1 km Polygon — points = 1 ☒ < 10% of 1 km Polygon — points = 0	0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* % undisturbed habitat + [(%moderate and low intensity land uses)/2 **= 0% + (15.8%/2) = 7.9%** ☐ Undisturbed habitat > 50% of Polygon — points = 3 ☐ Undisturbed habitat 10-50% and in 1-3 patches — points = 2 ☐ Undisturbed habitat 10-50% and > 3 patches — points = 1 ☒ Undisturbed habitat < 10% of 1 km Polygon — points = 0	0
H 2.3. Land use intensity in 1 km Polygon: If ☒ > 50% of 1 km Polygon is high intensity land use — points = (- 2) ☐ ≤ 50% of 1 km Polygon is high intensity — points = 0	-2
Total for H 2 — Add the points in the boxes above	-2

Rating of Landscape Potential If score is: ☐**4-6 = H** ☐**1-3 = M** ☒**< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?

H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.* Site meets ANY of the following criteria: — points = 2 ☐ It has 3 or more priority habitats within 100 m (see next page) ☐ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) ☐ It is mapped as a location for an individual WDFW priority species ☐ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources ☐ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan ☒ Site has 1 or 2 priority habitats (listed on next page) within 100 m — points = 1 ☐ Site does not meet any of the criteria above — points = 0	1

Rating of Value If score is: ☐**2 = H** ☒**1 = M** ☐**0 = L** *Record the rating on the first page*

Wetland name or number: Wetland A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here: http://wdfw.wa.gov/conservation/phs/list/)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE:*** *This question is independent of the land use between the wetland unit and the priority habitat.*

☐ **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

☐ **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).

☐ **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

☐ **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi- layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

☐ **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).

☒ **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

☐ **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).

☒ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

☐ **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).*

☐ **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

☐ **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

☐ **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

☐ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number: Wetland A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type *Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.*	**Category**
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? ☐ The dominant water regime is tidal, ☐ Vegetated, and ☐ With a salinity greater than 0.5 ppt ☐Yes –Go to **SC 1.1** ☐No= **Not an estuarine wetland**	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? ☐Yes = **Category I** ☐No - Go to **SC 1.2**	**Cat. I**
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are *Spartina*, see page 25) ☐ At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un- mowed grassland. ☐ The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. ☐Yes = **Category I** ☐No= **Category II**	**Cat. I** **Cat. II**
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? ☐Yes **–** Go to **SC 2.2** ☐No **–** Go to **SC 2.3** SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? http://www.dnr.wa.gov/NHPwetlandviewer ☐Yes **= Category** I ☐No **= Not a WHCV** SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://file.dnr.wa.gov/publications/amp_nh_wetlands_trs.pdf ☐Yes **– Contact WNHP/WDNR and go to SC 2.4** ☐No **= Not a WHCV** SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? ☐Yes **= Category I** ☐No **= Not a WHCV**	**Cat. I**
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? *Use the key below.* ***If you answer YES you will still need to rate the wetland based on its functions.*** SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? ☐Yes – Go to **SC 3.3** ☐No – Go to **SC 3.2** SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? ☐Yes – Go to **SC 3.3** ☐No = **Is not a bog** SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? ☐Yes = **Is a Category I bog** ☐No – Go to **SC 3.4** **NOTE:** If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? ☐Yes = **Is a Category I bog** ☐No = **Is not a bog**	**Cat. I**

Wetland name or number: Wetland A

SC 4.0. Forested Wetlands Does the wetland have at least 1 contiguous acre of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? ***If you answer YES you will still need to rate the wetland based on its functions.*** ☐ **Old-growth forests** (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. ☐ **Mature forests** (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). ☐Yes **= Category I** ☐No **= Not a forested wetland for this section**	**Cat. I**
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? ☐ The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks ☐ The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon *(needs to be measured near the bottom)* ☐Yes – Go to **SC 5.1** ☐No = **Not a wetland in a coastal lagoon** SC 5.1. Does the wetland meet all of the following three conditions? ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). ☐ At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un- mowed grassland. ☐ The wetland is larger than $^1/_{10}$ ac (4350 ft^2) ☐Yes = **Category I** ☐No = **Category II**	**Cat. I** **Cat. II**
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? ***If you answer yes you will still need to rate the wetland based on its habitat functions.*** In practical terms that means the following geographic areas: ☐ Long Beach Peninsula: Lands west of SR 103 ☐ Grayland-Westport: Lands west of SR 105 ☐ Ocean Shores-Copalis: Lands west of SR 115 and SR 109 ☐Yes – Go to **SC 6.1** ☐No = **not an interdunal wetland for rating** SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? ☐Yes = **Category I** ☐No – Go to **SC 6.2** SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? ☐Yes = **Category II** ☐No – Go to **SC 6.3** SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? ☐Yes = **Category III** ☐No = **Category IV**	**Cat I** **Cat. II** **Cat. III** **Cat. IV**
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	Click here to enter text.

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2014 Ecology Wetland Rating Form Figures

MEYDENBAUER CONDOMINIUMS (PARCEL #6390000000)

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WETLAND A (LAKE-FRINGE)

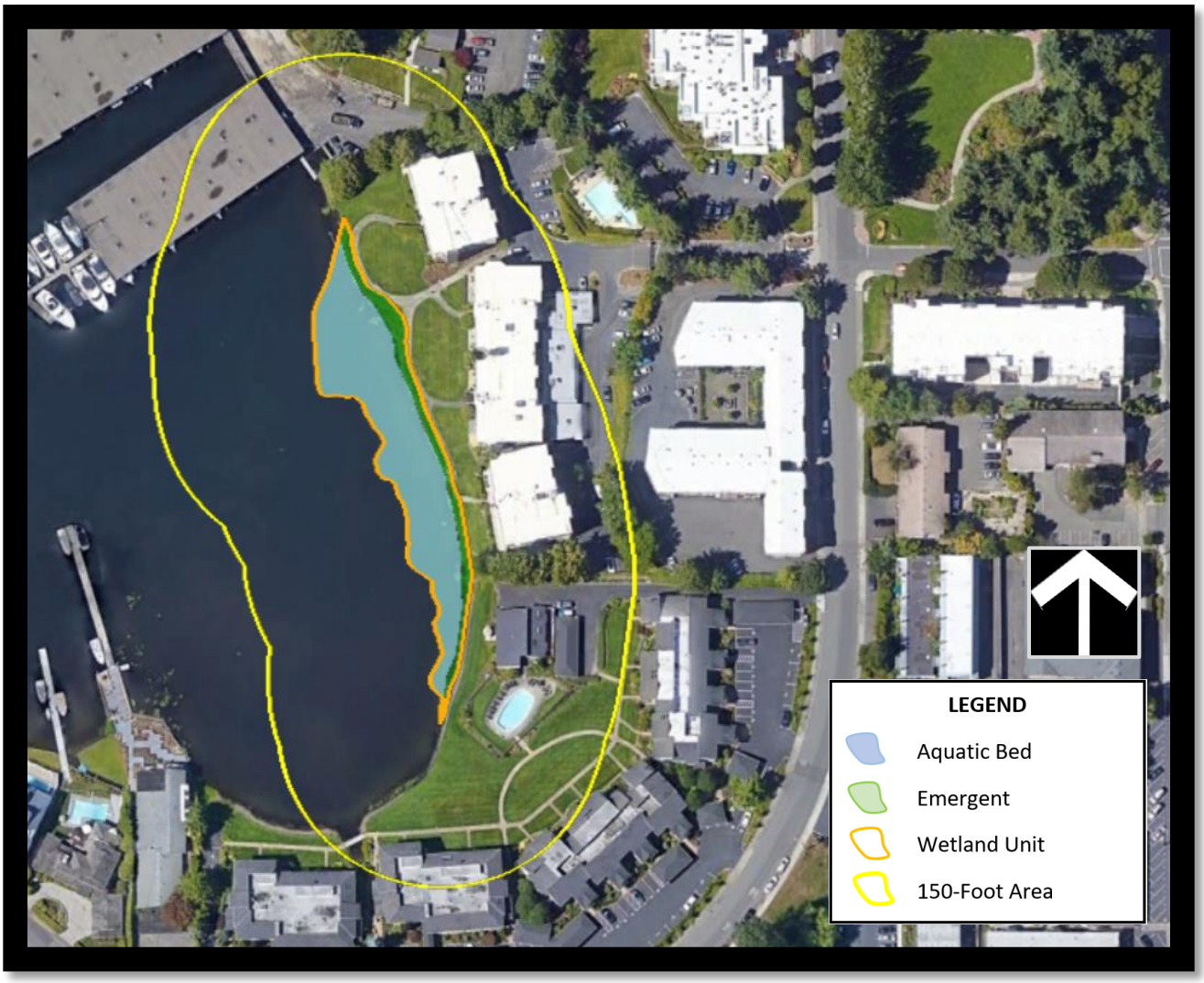

Figure 1. Cowardin plant classes and 150-ft area – L1.1, L2.2, L4.1, H1.1, H1.4

Features depicted are not to scale. Sketches are based on available data and best professional judgment.

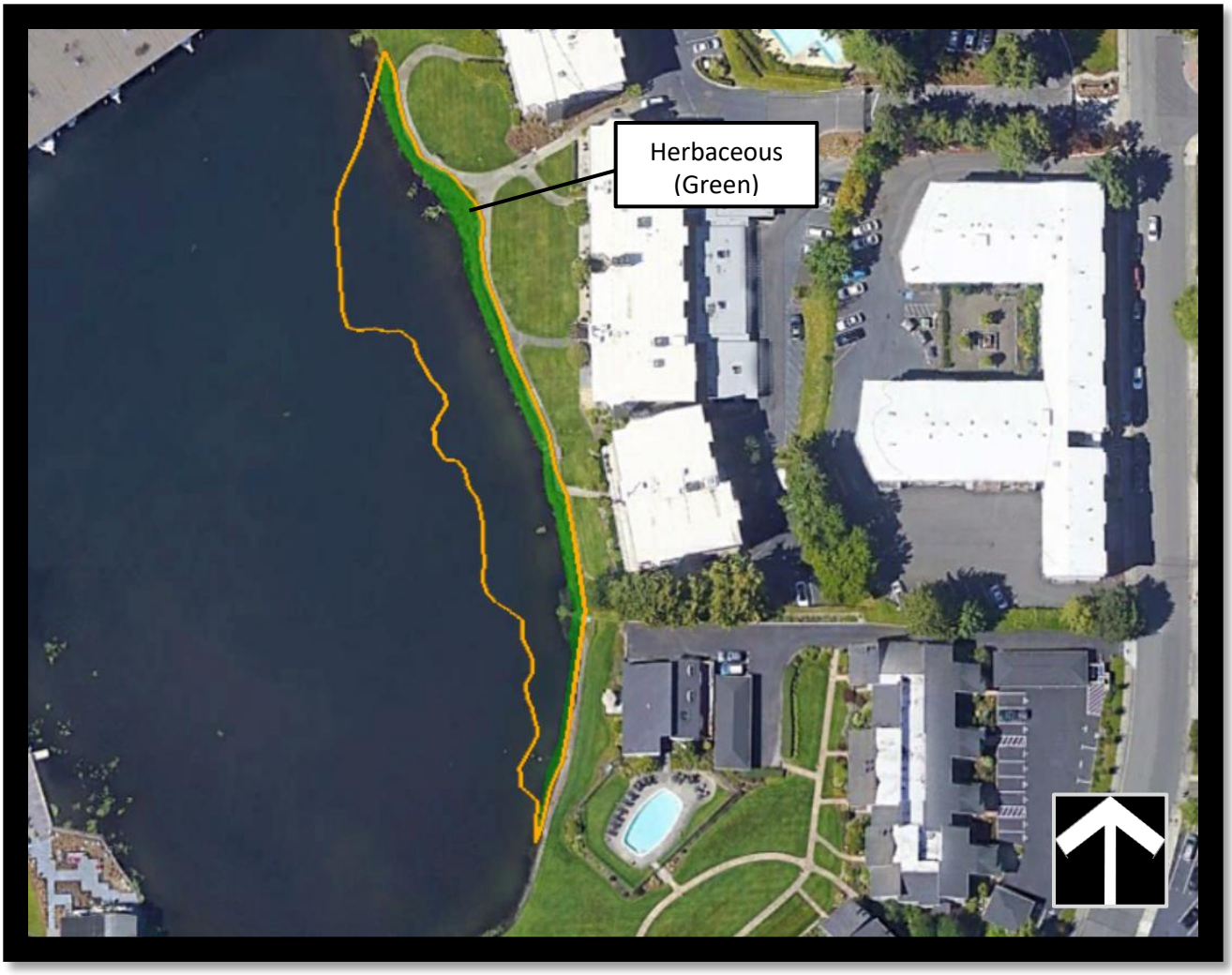

Figure 2. Plant cover of trees, shrubs, and herbaceous plants (not Cowardin) – L1.2

Features depicted are not to scale. Sketches are based on available data and best professional judgment.

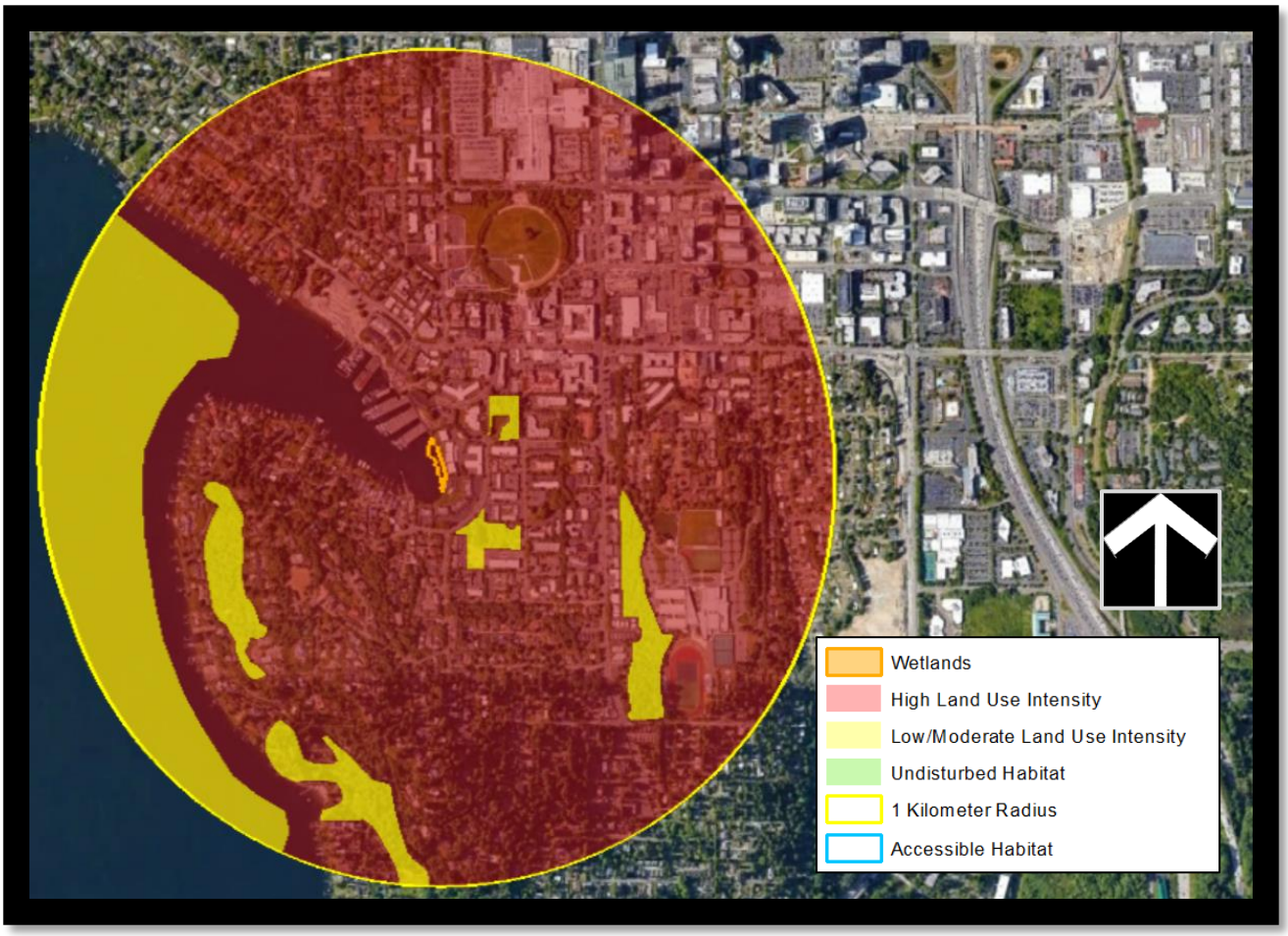

Figure 3. Undisturbed habitat and moderate-low intensity land uses within 1 km from wetland edge including polygon for accessible habitat – H2.1, H2.2, H2.3

Features depicted are not to scale. Sketches are based on available data and best professional judgment.

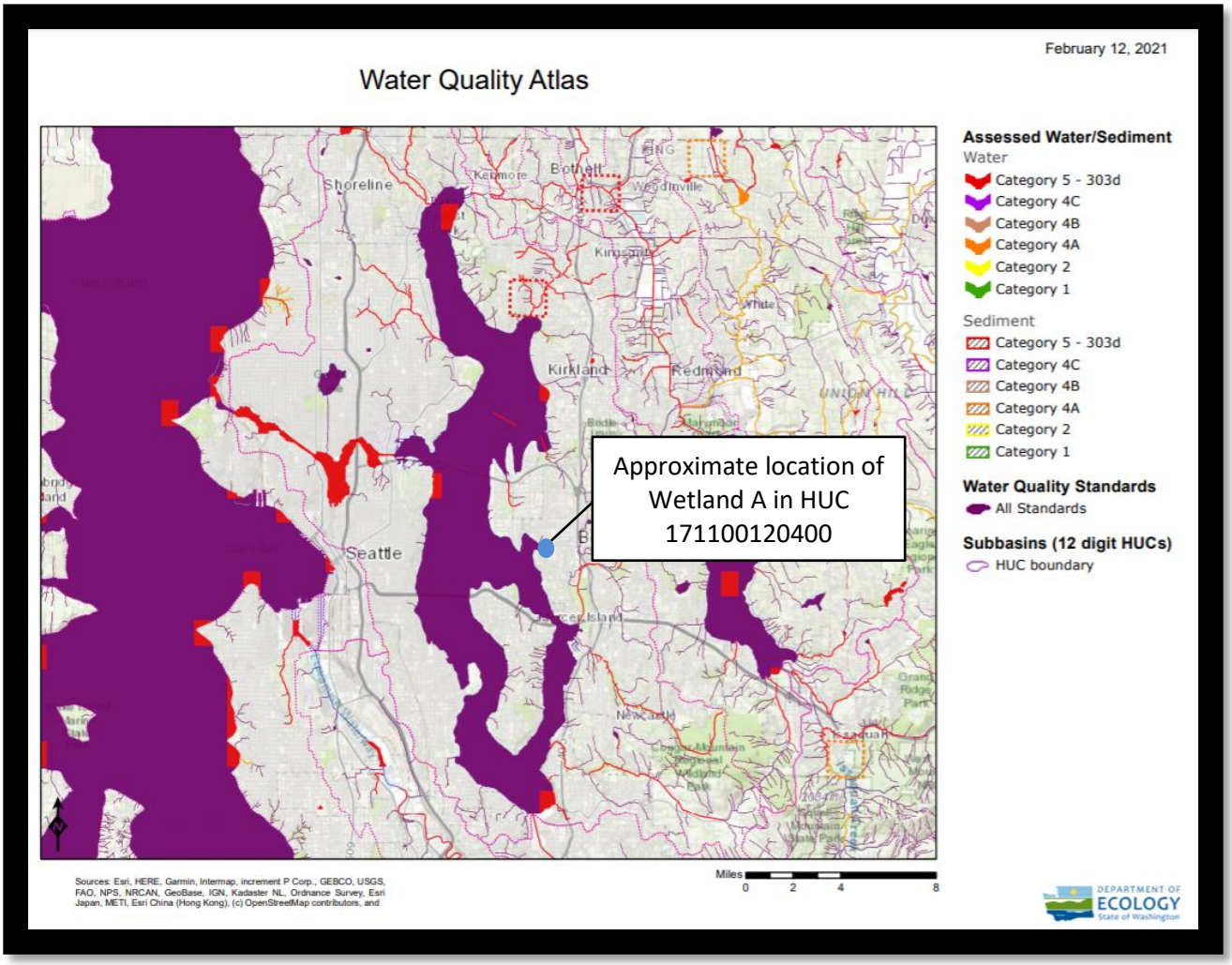

Figure 4. Screen-capture of 303(d) listed waters in basin – L3.1, L3.2

Features depicted are not to scale. Sketches are based on available data and best professional judgment.

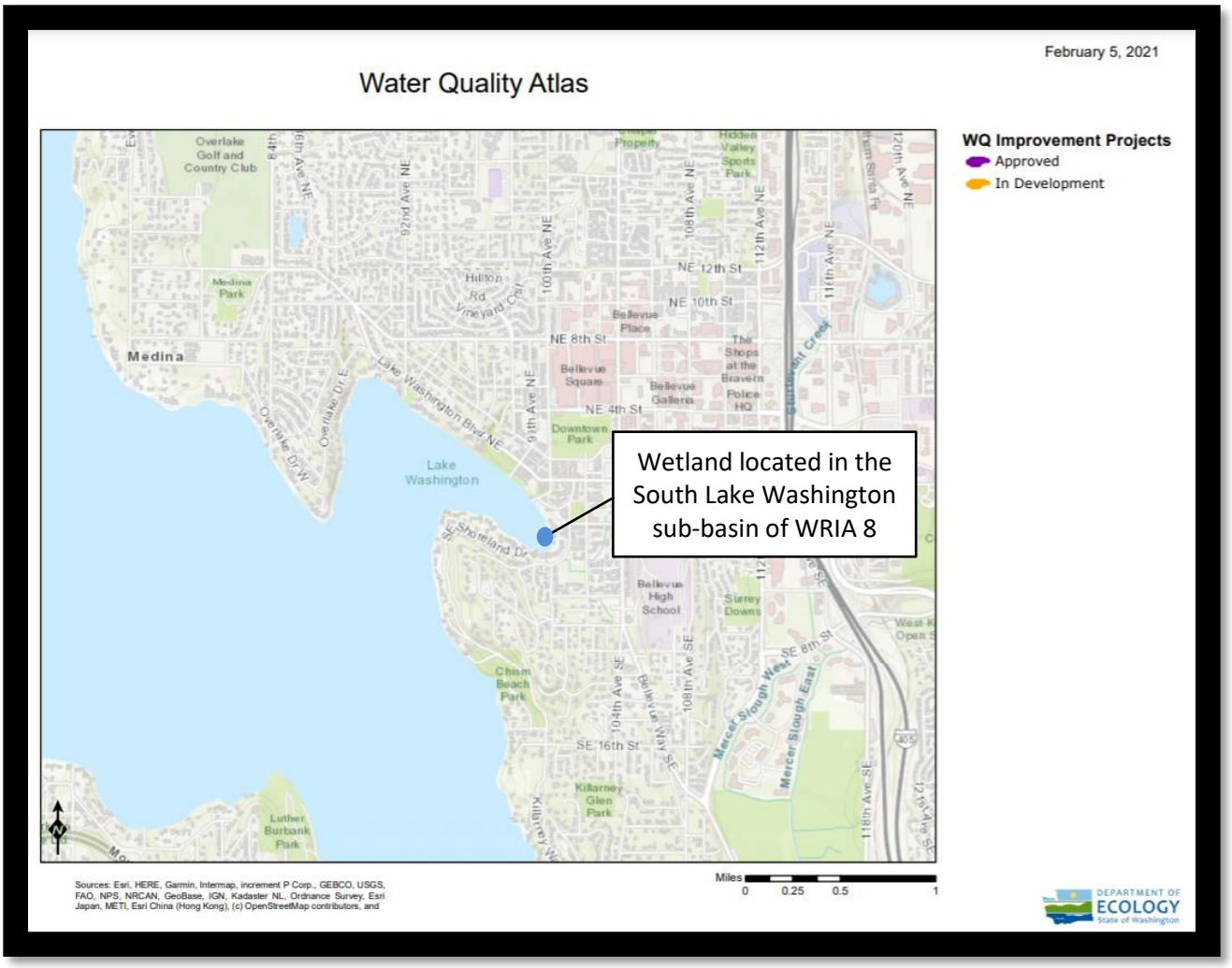

Figure 5. Screen-capture of TMDL list for WRIA in which unit is found. – L3.3

Features depicted are not to scale. Sketches are based on available data and best professional judgment.